

Minutes of Board Meeting - Upper Las Colonias Neighborhood Association

February 6, 2018 4:06 PM

Approved 2/16/18

Quail Ridge Tennis Facility

Attendance - Present - Eugenia Hauber, Jeff Tetenbaum, , Kurt Edelbrock, CJ Johnson, Steve Turner and Mike Tarleton. Jim Turner and John Mahoney were not present.

Members in Attendance – Kent Kobakoff, Margaret Chipman, Nova Martinez Meyer, Tim Seay, Alex Shoenfeld, Phyllis Wilson, Honore Maloney, Jon Young, Ron Polichnowski, Kandace and Gunther Nachtrab, Betsy Wessler, Bonnie Thomas, Mollie Busbey, Mary Neubrand, Jean Corson, Susie Martin, Phillip Gentry (Taos Sunrise Builders) Dwayne Lefthand and son (Taos Pueblo War Chief Secretary) David Nielson and Martha Grossman. Also, John Halley and Mark Yaravitz representing the Tarleton Project.

1. Treasurer's Report – No change from prior month. \$814.61. CJ has a bill to pay for the website in the amount of \$126.
2. Minutes of the January 16, 2018 meeting were approved. Jeff had adjusted the minutes to reflect pipeline rather than well at the OBL.

3. Tarleton Project –

Two letters were read prior to discussion of various issues with respect to the project.

Jeff read Diane Enright's letter. To briefly summarize, Diane looks favorably upon the project and contrary to other comments believes surrounding property values will increase over time. She noted concerns regarding water hookups, entrance on Gavilan (previously changed), the sewer plant and height of any new construction.

David Neilson read a letter prepared by the "North Boundary Neighborhood Group", (NBNG) residents of Cielo and Azulejo. This letter details the concerns of the group with respect to their property values and southern and western views. It proposes an Ordinance be created that protects their boundaries, suggesting setbacks, first row parcels and acreage restrictions. In addition, it requests center building envelopes,

minimum square footage and height restrictions. The letter was signed by the residents.

Both letters will be added to the website and will be attached to the minutes.

It was again noted that the board is advisory only and that the next steps might be for the NBNG to contact Tom Blankenhorn and/or Edward Vigil to get their thoughts on their proposal.

John Halley, in response to the proposal, which was drafted after John's meeting with the group, was described as being out of left field, based on previous discussions. He indicated that the setbacks and first row suggestions would have a negative effect on the prime commercial development land of the property. It is hoped a Tarleton Ranch Website will be up and running in a few weeks which will make it easier to view the plans as they develop.

Dwayne Lefthand, Pueblo War Chief Secretary, mentioned concerns regarding view shed protections and rabbit hunts on the property.

4. The topic of the day was "phasing" or how will the project proceed. John mentioned that an equity partner is participating in the project and that funds are available to begin the work. The infrastructure will be the first work done. The water piping, the two 350,000 gallon tanks, the sewer lines to the plant and the plant itself, (OVIVO) which will be scalable, starting small. Then will come the gas, electric and other utilities. The road connecting 150 to Valencia will also be worked on. It will be paved with the possibility of a roundabout on Valencia. Three trenches will be dug – for sewer (all sewage to remain on the property, other than some from the distillery), wet and dry utilities. The residential units are expected to be built in clusters, isolating construction in a particular area. Commercial building will depend on who wants to build, when and where.
5. We will have further discussion of the concerns voiced by the membership. The next meeting, scheduled for March 6, will concentrate on the sewer plant and the concerns of the NBNG. We hope to have experts and those with experience with this type of plant present. Also, we may be able to have a few of us tour an operating OVIVO plant in Albuquerque.

6. The April meeting will be on the third. We hope to have a representative from the El Prado Water District in attendance.
7. Other topics of discussion (uses, covenants, regulations, security, crime, etc.) are expected to take place at subsequent meetings.
8. Meeting was adjourned at 5:40PM