

Minutes of Board Meeting - Upper Las Colonias Neighborhood Association  
February 12, 2019 4:06 PM - Quail Ridge Tennis Facility

Board Attendance - Present - Jeff Tetenbaum, Steve Turner, Mike Tarleton, John Mahoney, Jim Turner, Kent Kobakoff, Eugenia Hauber. Kurt Edelbrock, Ron Polichnowski, and John Halley. David Nielson attended via internet hook up from Hawaii. Thanks to Kent for setting it up. CJ Johnson was not in attendance.

In Attendance – Martha Grossman, Linda Fair, Honore Maloney, Cliff Bain, Bill Owen, Margaret Chipman, Ellen Walther, Carol Polichnowski, Ellen Hoffman, and Dianne McKenzie from Kachina Mountain Realty.

1. Treasurer's Report – John indicated the balance of \$654.84 was unchanged from the prior month. John then mentioned that an unnamed donor made a \$100 donation, bringing the total in the account to \$754.84.

2. Minutes of the January 8, 2019 meeting were approved.

3. Tarleton Ranch Eco-Village Project. Mike gave a brief summary of the status. A number of meetings have been held with county planners. After additional items are modified (l's dotted, t's crossed), the plan should be ready to be submitted to the county within the next few weeks. The county has requested copies of all our board member's letters, many of which are on the website. The few remaining should be forwarded to Mike as soon as practicable. Also requested are lists of reasons (1) why the project should go forward and (2) why it should not. Once submitted, the county has 30 days to respond

4. Neighborhood Zone Overlay - Kurt gave a brief summary of the status. Last month Nathan Sanchez requested that we provide the following so that Planning can begin to consider the overlay: (1) a copy of our most recent Annual Meeting Minutes, (2) a list of our elected officers, (3) a copy of our by-laws and (4) a copy of our Certificate of Incorporation. Kurt delivered them to Nathan on January 22. Nathan indicated the county will do an internal review and then set up a hearing. Eugenia pointed out that we need to meet with Planning before any hearing is scheduled. Eugenia will follow up on this point with the Planning Department. A brief summary of changes made to the Overlay was given by Kurt and Eugenia. It was initially intended just to convert to a matrix, with no changes. Nevertheless, a few changes were introduced, including setbacks, the southeast corner

and the Tarleton acreage. A question was raised re having the neighborhood membership having to vote to approve the new overlay. It seems doubtful as Planning now has control over it and it would appear to be their vote that now counts.

5. Jon Young House Fire – Various governmental agencies are continuing their investigations and as such have not provided any details of how Mr. Young died or details about the fire. Kurt spoke with the Sheriff's Department and also contact the State Police. The sheriff wanted to make clear that the fire on the south side of town and the Young fire were unrelated. State Fire Marshall Jimmy Vigil is leading the investigation. Our neighborhood is within the Honda Seco Fire Department's territory. Tarleton's water tanks were not used and it unclear if the fire fighters were aware that they existed. John Halley indicated the land for the fire station in the project has been donated and that hydrants will be installed and available for both the project and for properties outside the project.

6. Construction Project – Eric Steinberg just submitted a request to build an attached shed to his home at 116 Upper Las Colonias. A brief review indicated possible concern regarding setbacks. Steve's committee will pursue further.

7. Future Meetings – After discussion, the board voted to continue scheduling meetings on the first Tuesday of each month. Approximately 14 days in advance of each first Tuesday, the Secretary will provide the membership with notice of cancellation if there is a determination that nothing of importance is on a would be agenda. If a meeting remains scheduled, the agenda will be sent out about 5-7 days in advance. Also, if a matter of significant importance arises that doesn't fit this schedule, a meeting can be called given appropriate short notice.

8. Timing of Major Construction – The Tarleton Project approval from the county, assuming that it is approved, is the first domino. After approval, the water pipe can be constructed and then the Distillery can proceed. If approval is not forthcoming, the Distillery will truck in water and Ace will have to make other arrangements as well.

9. Next meeting – We will leave open the possibility that we will meet on March 5. However it is likely our next meeting will be held April 2, 2019.

10. Meeting was adjourned at 4:59PM