

Minutes of Board Meeting
Upper Las Colonias Neighborhood Association
April 7, 2015 4:00PM
Quail Ridge Tennis Facility

Attendance - Present - Eugenia Hauber, Jeff Tetenbaum, Mike Tarleton, Steve Turner and Kurt Edelbrock. John Mahoney and CJ Johnson were absent

Also in attendance – for all or part of the meeting – Lou Sturbois, John McCoy, Jana Ebeling, Allen Ferguson and Mary Ellen Gifford.

1. Treasurer’s Report . The balance in the account as of the February 3rd report was \$891.38. No report was given at this meeting as John was not present.

2. Minutes of the February 3rd, 2015 meeting were approved.

3. The Board expressed concern and hope for good test results and quick recovery for Ann Acrey, CJ Johnson’s partner.

4. KTAO Application for Temporary Use Permit for Summer 2015 Concerts. Prior to the meeting, the Board, together with KTAO management, reached an agreement on the summer concerts. The agreement, approved by the county planning department, limits the number of concerts and decibel level (60db) at the residential property line. KTAO has given us phone numbers to call if noise is bothersome to residents. We will send out a notice to our residents prior to the start of the concert season with information on who to call with complaints. KTAO requests calls go to them so that sound can be adjusted. Kurt mentioned that the stage has been realigned and that the baffles have been adjusted to point downward, hopefully reducing the sound that might otherwise carry.

5. Overlay – We hear that the county planning and law department continue to work on the list of permitted uses that would be used for all neighborhoods. Prior to the meeting, we received a version of the list without definitions for all uses. It is critical to have definitions to avoid misunderstandings and possible litigation. Edward Vigil is working on this matter.

6. LUR – Prior to the meeting, correspondence and discussions were held on “amendments” to the LUR. These apparently centered on compatibility standards, notice to parties for comments on permit applications and possibly abandonments. Tom Blankenhorn indicated we would have an opportunity to review the changes pursuant to county regulations and procedures.

7. Speed Limits on 150 (Ski Valley Road) – Prior to the meeting, Allen Ferguson corresponded with Tom Blankenhorn concerning the 55 mph limit on 150, requesting it be lowered to 45 mph. Tom indicated a study had been previously undertaken and that the state didn’t believe it should be changed. Tom didn’t know when that study had been completed, but said he’d look into the matter again. Allen drafted a board resolution and presented it at the meeting. The board considered it, amended it to include 45 mph all the way to 230. In addition, the board

included an extension of the double yellow line to Gavilan. The board voted to approve the amended resolution, which will be included in the minutes.

8. Mike Tarleton brought up the issue of setbacks for CE-1 properties. It appears that the LURs do not permit a contiguous building with different owners. This is contrary to the plaza design that the overlay would like to adopt. Mike is working with Mark Yaravitz to see what can be done. They will make a presentation to the JWG of their plans on Mike's 100 acre CE-1 property.

9. The by-laws revision project will hopefully get started again in May. Steve Turner will chair if CJ is unable to continue as chair.

10. Meeting adjourned at 5:20PM. Next meetings scheduled for May 5th and June 2nd.