

## Minutes of Board Meeting

Upper Las Colonias Neighborhood Association

May 1, 2018 4:03 PM

Quail Ridge Tennis Facility

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

Members in Attendance – Kent Kobakoff, Alex Shoenfeld, Honore Maloney, Susie Martin, Tim Seay, Veronica Parker Stuart, John Stuart, Lee Blackwell, Oliver Knight, Kristie Wang, Gunther Nachtrab, Ken and Janet Littlejohn, Jana Ebeling, Les Sogol, Jim Asperger, and Mike Breier. Also, John Halley representing the Tarleton Project.

1. Treasurer's Report – Kurt indicated the balance of \$688.49 hadn't changed from the previous month.
2. Minutes of the April 3rd, 2018 meeting were approved with updated attendance.
3. Summer Concerts – Kurt received KTAO's Summer Concert proposal and did a cursory review. Concerts last year were not a problem. This proposal appears to be similar. Kurt would prefer end time at 10:30, rather than 11:00PM. Eugenia will review and advise.
4. Distillery – Kristi Wang and Oliver Knight, after noting changes in the Tarleton Project regarding Gavilan, would like to move a parking area slightly west from the previous plan. They advised that the county indicated approval if ULCNA approved. We will provide a letter to the county noting the possible setback concern raised at the meeting, making the final decision one that the county will make. The board did not object to the change. The parking area will be landscaped and will be enclosed in a manner yet to be determined. They hope to start construction by September, 2018.
5. Unsightly Fence – Jeff reviewed the letter sent by Sophia Seim regarding the fence on Vivian Bonzo's property. She indicated it was unsightly and

wondered what could be done. The LUR provides certain rules regarding Home Occupation and they were briefly reviewed at the meeting and provided to Sophia by email. She indicated she would look further into possible remedies.

6. Tarleton Project Water Usage – John went a bit off script and described how the three sources of water – rain, treatment plant tail pipe and water rights – will be used on the farm and ranch areas of the project.
7. Some of the interesting things learned – 130 acres are intended for farm and ranch usage. 18 acres in the north will be used for a 3 to 7 year test to see how effective the farming might be before expanding. The intention is to have farming, ranch animals, greenhouses an activity barn among other things in the 130 acres. The manner in which water will be gathered will enhance the soil. Fast growing trees and vegetation will be planted initially, followed by more permanent landscaping. Swales, permits not needed, initially will be set up and ponds, permits needed, will eventually follow. The farm will be a co-op, owned and operated by the Tarleton Property Association but others, including neighbors, may be permitted to join.
8. Other Project Items Mentioned – A three-mile loop trail will be constructed with archaeological story boarding likely. Preferred neighbors will be allowed usage. The developers are looking at newer technology used at a plant in Florida to see if it is a better fit than the AVIVO sewer plant that is currently being considered. The location of the plant has not yet been finalized. Suggestions for common area uses included a pool, playgrounds, educational opportunities , picnic areas, workout circuit, fishing ponds, and a sand volley ball court. Road construction should start this summer. First home construction cluster is expected to be in area 4, which is just off the area intended for commercial usage. The website should be available in the next month or two. Brochures in draft form will be available for association review.
9. Next meeting is scheduled for June 5, 2018. Among other items, commercial usage and residential construction (what will be built where) will be the major Tarleton Project items on the agenda.
- 10.Meeting was adjourned at 5:52PM