

FIRST DRAFT

Minutes of Board Meeting

Upper Las Colonias Neighborhood Association

May 7, 2019 4:04 PM

Quail Ridge Tennis Facility

Board Attendance - Present - Jeff Tetenbaum, CJ Johnson, Mike Tarleton, Eugenia Hauber. Kurt Edelbrock, Ron Polichnowski, and John Halley. Steve Turner, John Mahoney, Jim Turner, Kent Kobakoff and David Nielson were not in attendance.

In Attendance – Martha Grossman, Linda Fair, Honore Maloney, Henry and Caroline Hornberger, Anthony Fountain, Brian Skinner, Leslie Caldwell, Wayne Rutherford, Lisa Tudor, Jim Asperber, Les Sogol, Gary Walker, and Phyllis Wilson

1. Treasurer's Report – In John's absence Kurt indicated the balance of \$654.84 was unchanged from the prior month. Jeff filed the State Annual Non-Profit Corporation Report with total fees of \$11.00.

2. Minutes of the April 2, 2019 meeting were approved.

3. Neighborhood Zone Overlay - Kurt gave a brief summary of the status. A number of meetings with regard to the matrix have taken place over the last month (1) 4/4 with Edward Vigil and Rudy Perea of the Planning Department. There was general discussion of zoning changes proposed by the county and then a review of commercial uses that the JWG objected to regarding Nathan's 3/27 matrix; (2) 4/24 at the Pueblo so that the governor and his staff could be brought up to speed on the status of the proposed zoning changes, and (3) 4/25 a meeting was held at the county that lasted 6 hours and again commercial uses and zoning matters were discussed. Telephone conversations were held between ULCNA reps and the county as well as with the Edelmans and their counsel, Mark Hirsch. The upshot is that we will prepare another matrix based on discussions held on the 25th and go over it with the Edelmans in an attempt to reach agreement. The hearing on this matter before the Planning Commission, scheduled for May 8th was to be tabled.

4. County Commissioners – Kurt mentioned that members should not be trying to discuss the matrix with any county commissioners. This was raised as we had on our website a reference to do just that. That was in error and the website will be updated to remove said reference.

5.. Tarleton Project – Mike summarized that the county has the submission and continues to review it to make sure it meets all the requirements of the regulations. Mike is hoping that by the end of May the review will have been completed. Any additional information required by the county will then be submitted to complete the application.

6. Songwriter Condos – Wayne Rutherford, a general contractor and as a consultant for Tiger Minarcik, NRP Capital, owner of 3 good size lots in the Mission Hills Subdivision, provided a summary of the revival of the Song Writer Condominiums project that dates back to 2009. His outline and maps will be added to the minutes. Briefly, the original plan called for 80 units @ 1,600 SF each on 10 acres. The current projection calls for the same 80 units but smaller in size @ 750-1000 SF each on 8.3 acres. Density per acre will also be reduced from the original proposal. If fully built out there would be 165 bedrooms (with mostly 2 per unit but some with either one or three) and 150 toilets. Questions were asked about water and sewer. Wayne indicated these will be provided by QR Water and Sewer and that those issues had been approved on the original SUP. First dig will not take place for at least a year from now, spring of 2020.

7. Kurt mentioned two additional projects would be reviewed by the Development Standards Committee (1) Jonathan Stuart and Veronika Parker's new residence and (2) Paul and Sherry Barrett's new garage and carport. These were reviewed after the meeting was adjourned and both have now received No Objection Letters.

8. Next meeting is scheduled for June 4th

9. Meeting was adjourned at 5:21 PM