

FIRST DRAFT

Minutes of Board Meeting

Upper Las Colonias Neighborhood Association

July 9, 2019 4:04 PM

Quail Ridge Tennis Facility

Board Attendance - Present - Jeff Tetenbaum, Mike Tarleton, Eugenia Hauber. Kurt Edelbrock, Ron Polichnowski, John Halley, John Mahoney, Jim Turner, Kent Kobakoff and David Nielson (via internet). Steve Turner was not in attendance.

In Attendance – Martha Grossman, Linda Fair, Henry Hornberger, Anthony Fountain, Brian Skinner, Lisa Tudor, Lise Hicks, Coleen Ferguson, Tom and Robin Ricks, Dawn Brown, Margaret Chipman, Ellen Hoffman, Mary Neubrand, Rick Edelman, Allen Ferguson, Sandy Snyder, Cynthia Spray, Joe Storthz and Lynn Jones.

1. Treasurer's Report – John indicated the balance of \$754.84. No recent activity in the account.

2. Minutes of the May 7, 2019 meeting were approved.

3. Tarleton Project – Mike summarized that the county has the submission and has issued a letter detailing the items that will need further attention. Planning is shorthanded and as a result their review took 10 weeks. Those items mentioned in the letter are being addressed and will be provided to the Planning Department within the next few weeks. After Planning is satisfied that all requirements have been met, the Association will have an opportunity to review the plans. Public Hearings with the Planning Commission and the County Commissioners will follow. After receiving all approvals, properties will be offered for sale and the water pipeline will be ready to be constructed. From the OBL to Del Norte the line will be along 150. From Del Norte to Cielo, it will be dug further from the highway. Utilities (water, electric, waste plant) and commercial properties will be the first items to be constructed. The TREV project will be able to be started even if the neighborhood zone matrix is still not yet completed. Waste plant construction traffic will mainly come into the area from Valencia. Changes to highway 150 may not happen for a while, pending need based on traffic, construction and state approvals. .

4. Neighborhood Zone Overlay - Eugenia gave a brief summary of the status. A number of meetings with regard to the matrix have taken place over the last month among the JWG and with Edward Vigil and Rudy Perea of the Planning Department. These included general discussion of zoning changes proposed by the county and then reviews of commercial uses. Planning has requested that the matrix remain confidential until completed. Review and changes would be able to be made thereafter. Upon agreement between Planning and ULCNA, the Planning Department will present it to the Planning Commission and then the County Commissioners.

5. Burn Permit – Kurt summarized the issuance and revocation of the permit applicable to Jon Young's house. The permit should not have been issued as the county's regulations were not followed. The association submitted a letter and three other homeowners did as well. Kurt delivered the letters and was able to prevent anything from being burned in the neighborhood. Burning could be further restricted in the neighborhood if we choose to address it in the matrix.

6. New Construction – We noted that Max Edelman and Aaron Magee have begun construction of spec houses on the Upper Las Colonias Road extension in the Chamisa Vista Subdivision. Andrew Lieuwen will also soon begin construction of a home on Isleta and Mike mentioned that one more will shortly be started, also in Chamisa Vista.

7. Development Standards Board- Rick Edelman wanted to discuss that we haven't been following the bylaws when it comes to approving new construction. He suggested that we try to make it easier for the builders because it would save time and money. Kurt and Eugenia mentioned we have asked for volunteers in the past but have not gotten any. As a result, the board acts as the DSB. Kurt also mentioned that the county is required to send the association a certified letter to start the permitting process but that just doesn't happen. Rick indicated he would like to be part of the DSB committee. Kurt said the board would consider his request. Also, Cynthia Spray indicated she would like to be on this committee. Jim Turner suggested a review of the bylaws to make appropriate changes in this regard. Kurt concurred for this and that a general review of the entire document was in order.

8. A Resolution was passed to thank those on the Joint Working Group, both past and present for representing the association in our efforts before the county Planning Department. The original group consisted of Lynn Jones, Gary Ferguson, Lou Sturbois, Mike Tarleton, Eugenia Hauber and Kurt Edelbrock. John Halley and Jeff Tetenbaum have recently participated.

9. Next meeting is tentatively scheduled for August 6th

10. Meeting was adjourned at 4:52 PM

