

Minutes of Board Meeting – Approved 7/12/18

Upper Las Colonias Neighborhood Association

July 10, 2018 4:06 PM

Quail Ridge Tennis Facility

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

Members in Attendance – Kent Kobakoff, Bill Owen, Margret Chipman, Martha Grossman, Gary and Coleen Ferguson, Tom Henderson, Henry Hornberger, Honore Maloney, Oliver Knight, Eleanor Walther, Allen Ferguson, Joan Vandenbos, Lee Blackwell and John Stuart.

Also, Mark Yaravitz representing the Tarleton Project.

1. Treasurer's Report – John indicated the balance of \$688.59 hadn't changed from the previous month. Jeff provided John with two receipts for payments totaling to \$33.75 that were made to comply with state registration requirements. New balance is \$654.84
2. Minutes of the June 5, 2018 meeting were approved.
3. Martha Grossman's burglary – Martha provided the meeting with a description of the home invasion, how it happened and items taken and those that were left behind. The screen door on the porch was slit and a small blue car was seen in the vicinity. Sheriff was called and came fairly promptly. Even though this is Taos, doors should be locked.
4. No Objection Letters – Kurt mentioned that two matters were handled over the past month. Letter was approved for Mike Breier's carport. Jim Stysliger's request was denied as all development standards were not met.
5. Unknown activity – CJ mentioned that a ditch and road sign appeared on a property just south of her unit in La Vida Feliz. The property appears to be owned by Redge and Aaron Greenberg and Tiffany Purcell. No one on the board or at the meeting knows anything or has seen anything about what is being planned.

6. Tarleton Project and Commercial Uses – Although this meeting’s major issue was commercial uses, we ended up putting that off until after the next meeting or two. Instead, Mark Yaravitz advised on a few matters regarding the county and the LUR process. Mark indicated that the county expects the LUR to go before the county commissioners no later than September of this year. The generic PUD will be included in the LUR. The Tarleton property PUD will be a subdivision within the general PUD in the LUR. Mark also noted that the neighborhood zone (the old overlay) rules, as approved by the county, will override the county LUR. Definitions are still being worked on at the county but only one retail definition will remain. Mark indicated that there is expected to be different conditions, covenants and restrictions (CCRs) for the various areas within the project and area associations as well. The Tarleton PUD is expected to label and number all the lots, indicating what type of businesses, residences, etc. will be permitted in each. If a buyer of the particular lot agrees with the plan, only a zoning clearance and permit will be required. If a buyer wants to do something not so planned, a special use permit will be required. What will happen to Valencia road remains up in the air.
7. Feedback – In the near future, the board will meet with the Tarleton developers to agree on what uses will be permitted within the Tarleton property. These may be different from the rest of the neighborhood. This should take place after the neighborhood association has finalized its neighborhood zone uses. In that regard, we will give the members one more opportunity to chime in on what they’d like to see and/or what we don’t want to see. A letter will go out shortly to request comments.
8. Next meeting is scheduled for August 7, 2018.
9. Meeting was adjourned at 5:35PM