

Minutes of Board Meeting – Approved 10/9/2018

Upper Las Colonias Neighborhood Association

September 11, 2018 4:04 PM

Quail Ridge Tennis Facility

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

Members in Attendance – Kent Kobakoff, Bill Owen, Margret Chipman, Carol and Ron Polichnowski, Susie Martin, Phil Caston, Phyllis Wilson, Joe Stortz, Tom Henderson, Gene Imber and Sue Huddy, Lynn Jones, Nick Jaramillo, Gary Walker, Bob Zani and Marianne Morrissey, Marty and Gail Hewlett, Linda Fair, Caroline Hornberger, John Young, Brenda and Terry Clark, Scott Draney, Sally Kent, Steve Fletcher, Cindy Vest, Randy and Stephen Thorne, Nova Martinez Meyer, Florence LaJeunesse, and Jim Asperger.

Also, Mark Yaravitz and John Halley representing the Tarleton Project.

1. Treasurer's Report – Jeff, in John's absence, indicated the balance of \$654.84 was unchanged from the prior month.
2. Minutes of the August 7, 2018 meeting were approved.
3. President's Message – Kurt spoke about a number of things that are ongoing and have gone on recently. He stated he was very concerned and angered about various posts on social media that are erroneous and irresponsible. One such post indicated that Kurt had a financial interest in the Tarleton Project. He stated he does not. Kurt challenged those in attendance, whose name or names appeared on the posts to stand. No one did, even though present. Kurt mentioned that those telling untruths at this meeting will be asked to leave. Kurt mentioned that we've had numerous meetings where both those who have concerns about the project have been given ample opportunity to speak and those in favor have also been able to chime in. John and Mark have explained as best they can their plans. All the board has tried to do is give everyone the

facts and provide a forum for discussion. The board ultimately has only an advisory role in any project in the neighborhood.

4. Tarleton Project – The PUD provisions have been included in the amended LUR. Mark and John were present to continue to respond to questions and comments of the members. In no particular order, among those items discussed were (1) a bit of history regarding the property and the zoning changes as a result of the 2003 overlay. Lynn Jones, Phil Caston and Nick Jaramillo provided commentary regarding the zoning now in place. (2) The Cielo Road issue remains unresolved. All those who border and those that use it to get to their homes must sign off otherwise Cielo remains as is and may have to be used as an entrance to the project. Not all appear willing to sign off. Ron Polichnowski suggested that the one on one meetings were not effective in that the other residents wouldn't know what was discussed. John is willing to meet with all of the residents together but the residents have not been able or willing to do so. They are not all here at the same time. John will set up an area on his website to allow for comments and signature approvals, (3) space for playground(s) will be included in the project, (4) first phase will be infrastructure – roads, sewer, water, utilities will be put in the subdivision. Tarleton Drive, the main center road will not connect to Valencia Road at this time, (5) the only property sold so far is the distillery, (6) PUD – it is critical to have restrictions in place prior to the approval by the county. Each lot will be labelled and numbered with the type of business and its location being set. Once our matrix is finalized, the project will know what can and can not be included, (7) the county apparently does not require an environmental impact study or statement but the project takes into consideration many of the environmental impacts that would normally be encountered in a large construction project, (8) there will be a traffic study report. The developers are waiting for the results. Eventually accel and deceleration lanes will be added and most likely a traffic light at the center entrance will be added as needed, (9) a number of comments were made and questions asked about water. Mark indicated legal protection was in place against shut off and that there is no requirement to do a study of our aquifers. John Painter of the El Prado Water District provided commentary about the water to be provided to the project at our April meeting. We don't expect him to be

returning. (10) regarding phasing, one phase of (is it 6 or 7?) will be built at a time. Bond will be required for commercial construction. For affordable housing and mid-level housing, the market will decide what is built. Interesting statistic Mark brought up – 52% of Taos county residents are single and 20% of marrieds have no kids – evidencing a need for this type of housing which the county wants. 10% of each phase will be for this type of housing. “Preferred Builders” will be permitted to work in the project, (11) The future - The project will be monitored by the master builder (Tarleton family) at the start but over the years and eventually homeowner or neighborhood associations within the project will take over. The county and the master developer will match the builder permit requests against the PUD plan, (12) John mentioned the plan includes and has included from the start three hotels – one resort, a boutique and one modestly affordable. Lynn Jones said the Tarleton family had included hotels in all of their proposed plans for the past 20+ years, (13) Carol Polichnowski stated she doesn’t want hotels and many of the other planned buildings in the neighborhood, and (14) Susie Martin said she was opposed to affordable housing in the neighborhood.

5. Next meeting is scheduled for October 2, 2018.
6. Meeting was adjourned at 5:30PM