

## FIRST DRAFT

### Minutes of Board Meeting

Upper Las Colonias Neighborhood Association

September 10, 2019 4:02 PM

Quail Ridge Tennis Facility

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

In Attendance – Martha Grossman, Coleen and Gary Ferguson, Margaret Chipman, Lynn Jones, Brenda Clark, Joan Vandebos, Lee Blackwell, Jonathan Stuart, Gary Walker, Mary Carson, Susie Martin, Honore Maloney, Gary Vest and Kaela Gillum Hawari.

1. Treasurer's Report – John indicated the balance of \$1654.84, with the recent addition of contributions from two members.

2. Minutes of the July 9, 2019 meeting were approved.

3. Tarleton Project – Kurt summarized the status. The developers have submitted the proposal to the county. The county indicated that some additional information would be required. This additional data is currently being developed and will be submitted to the county upon completion. Thereafter, if and when the county's requirements are satisfied, Planning will forward the proposal to the Association for review. After review and after any additional changes noted, the Association will advise the county of any changes requested and/or our acceptance. The county will then schedule public hearings with the Planning Commission and with the County Commissioners.

4. Neighborhood Zone Overlay – Jeff gave a brief status report. At the last meeting with the Planning Department, Edward questioned the "Single Family Residential Property" (SFRP) presentation in the matrix. Zone R3 indicates 1 family unit allowable on the one acre minimum in SFRP. Zone R3A indicates 2 units allowable on the  $\frac{3}{4}$  acre minimum. The county LUR 2018-2 permits up to 3 family units per SFRP. From 2003 to the present day, the association has operated under the assumption that in Zone R3, only one family unit is permitted. A Guest House has also been permitted but was not intended to house a second family unit (full kitchen) year round. As a result of the discussion with Planning, the JWG thought it appropriate to survey the membership to get an idea of current thinking on the matter. A survey was sent to 219 SFRP email addresses. 47 responses were received. 34 responses were in favor of two family units while the other 13 were not. Of the 34, 26 favored being able to rent the second unit. Of the 13 that did not want a full second unit, 11 were opposed to renting. Planning has requested 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 to the County Commissioners.

5. LUR Definitions – In a number of cases, the LUR definitions of “Uses” are too broad or unclear and do not match our matrix “Uses”. Lynn and Eugenia worked to try to clarify and match definitions to “Uses” and have prepared an email for the JWG to review and then to submit to the county.
6. New Construction – The Development Standards Board reviewed and accepted a proposal from Jonathan Stuart and Veronika Parker for a Lot Line Split on their 9 Nacoma Road property.
7. Development Standards Board- Kurt asked for those interested in serving on the committee to make application for the board to consider. Jim Asperger indicated an interest in serving on the committee.
8. Nominations – Jeff requested that any member interested in serving on the board provide information for the Nominating Committee to consider. An election, if necessary, will be held at the annual meeting, scheduled for November 12<sup>th</sup>.
9. Vandalism – Kurt noted Vivian Bonzo’s incident as well as suspicious activity around his home. Ron also noted pick up trucks getting lost in the neighborhood.
10. Website – Dianne McKenzie has volunteered to take over the job of keeping the website up to date, which became necessary when CJ Johnson moved from the neighborhood. The board voted unanimously to accept Dianne’s offer to help out.
11. Hiring Counsel – Kurt mentioned that the board has voted to hire Susan Baker to assist on a number of matters including the SFRP matter, sound and sign ordinances as well as other matters, if needed, that may come up as we wind up working on the neighborhood zoning ordinance.
12. NMDOT Parking Lot – Kurt became aware of the state putting a transit stop in the Brett House parking lot. The owners have been in contact with the engineering company that is expected to manage the project.
13. Next meeting is scheduled for October 1<sup>st</sup>. The Annual Meeting is scheduled for November 12<sup>th</sup>. At the present time, we have not scheduled a regular November Board meeting.
14. Meeting was adjourned at 5:02 PM

