

Second Complete DRAFT

Minutes of Board Meeting
Upper Las Colonias Neighborhood Association
February 4, 2020 4:04 PM
Quail Ridge Tennis Facility

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

In Attendance – John and Patti Claflin, Rose Cohlma, Roger Parrish, Sue Huddy, Margret Chipman, Susie Martin, Roger and Kerrie Pattison. In addition, Alex Abeyta and Steve Natelson were present for part of the meeting.

1. Treasurer's Report – Steve indicated the balance in our account was \$1862.31. There were no changes from the prior month.

2. Minutes of the January 7th meeting were approved via email. There was no vote taken at the meeting.

3. North Boundary of the TREV Project –
Tim Seay provided a second letter to the board prior to this meeting. Tim had emailed Edward Vigil and the board back in September, 2018 suggesting that a transition zone be established between the CE1 zoning of the Tarleton property and Cielo Road. The February meeting was held so that Tim could present his second letter and its suggestion to add a zoning “use change” to the Taos County Rezone Application for ULCN, specifically for an “L” shaped parcel located next to the Cielo neighborhood at the north edge of the Tarleton's proposed TREV PUD project. As it turned out, Tim did not attend the meeting. During the meeting, Kent informed the meeting that Tim's absence was caused by weather. John Halley led the discussion and provided the following clarifications: The TREV PUD application has been revised to include the L shaped parcel, with the interface Option/Exhibit C solution shown in the exhibit attached to Tim's 2nd letter. Upon approval, the TREV PUD Option/Exhibit C solution would permanently provide the transition zoning requested by Tim Seay. The Tarletons do not support and have

not agreed to the zoning “use change” that Tim has suggested for Taos County’s pending Upper Las Colonias Neighborhood Rezone Application.

4. Songwriter – Alex Abeyta and Steve Natelson led a very preliminary discussion of the plans to develop a number (24) of “semi affordable” single family residential lots to the south and east of Comanche Road. The area totals 8.3 acres and the lots would be approximately .35 of an acre. The homes are expected to be 3 bedroom, 2 bath units and would be on site built. Manufactured homes are to be prohibited (However, see Stagecoach opinion of counsel). The current owner intends to purchase water rights from Quail Ridge Water and Sewer. Fire protection water would come from the proposed El Prado Water District pipeline along 150. As noted, these plans are very preliminary and are very different from the plans Wayne Rutherford proposed just a few months ago.

5. ACE – Although not on the agenda, conversation turned to the ACE project. Alex noted that Dennis Coca, ACE’s owner, was not able to secure favorable financing from the banks. As such, Dennis will be self-financing the construction. It is now expected that the construction will take between 5 and 7 years. Many of us hope to be alive to see it completed.

6. Purchase of 4 lots – In our January meeting it was noted that a trailer was located in the gully between 150 and the road (Palomas) in front of the Turners. The purchaser intends to build residential units. The owners, Roger and Kerrie Pattison attended the meeting and were introduced by Steve. We will provide a No Objection Letter to the county as the owner’s prepare plans for building.

7. Family Dollar – We noted that FD will be trying for the third time to put a unit along US 64, next to the storage unit by Millicent Rogers Road. The Planning Commission will hold a public hearing on the matter on February 12th at 6PM. We are all encouraged to attend. Lawrence Baker is leading the opposition and petitions are being circulated. We will send an email to our membership and ask for comments, if any, to be sent to our email and to remind our owners of the upcoming hearing.

5. Next Meeting is scheduled for March 3, 2020.

6. Meeting was adjourned at 5:10PM