

## THIRD DRAFT

### Minutes of April 2021 Board Meeting

#### Upper Las Colonias Neighborhood Association

April 13, 4:05 PM

Zoom at Residences

Board Attendance - Present - Jeff Tetenbaum, Kurt Edelbrock, , Eugenia Hauber, Mike Tarleton, John Halley, Jim Turner, Kent Kobakoff, Phil Caston, David Nielson and Steve Turner. John Mahoney not present.

Members On Zoom – Participating either for part or the entire call- Dianne McKenzie, Cardinal Rieger, Sue Huddy, Kaela Gillum, Martha Grossman, Roger Pattison, Ken Littlejohn, Lisa Tudor, Kathy Tyree, Sherry Barrett, Doris Breier, Henry Hornberger, Vibeke Wilberg, Mary Carson, Lisa Contarino, Gary Ferguson, Kristie Wang, Tom Foley, John Red-Horse, Eleanor Walther, and Klaus Wombacher.

1. Treasurer's Report – Kurt indicated there was \$3,627.55. in the account. The balance is anticipated for use for attorney fees related to the Zoning Application.

2 February 2<sup>nd</sup> 2021 Meeting Minutes – Approved

3 TREV – Detailed discussion was deferred to the next meeting. John and Mike indicated that the submission to the county is expected within the next few weeks.

4, Suggestion to hire Planner on TREV Project – Cardinal indicated a number of neighbors had questions about the project and that an objective third party might be useful. Questions concerning roads, opened or closed, access, traffic and density of residential were mentioned. John and Mike indicated that they would be able to provide good answers after the submission to the county. When the TREV document resubmittal to Taos County is complete, the resubmittal's updated master plan will be provided for ULCNA review and posted on the ULCNA website. A large scale printed copy will be posted at Quail Ridge.

There was some discussion of the status of Gavilan. The following clarification and update was shared by John Halley, just as it has been shared with neighbors on several occasions since the first of the year

Based on helpful input provided by ULCNA neighbors over the course of several years, Gavilan neighbors have made it clear that they do not want the existing Gavilan connection to SR 150 used as an entrance for TREV, even though the Tarletons have the right to use it. New Mexico DOT will not allow adding another new entrance for TREV at Apple Street so close to the existing Gavilan entrance. Locating SR150 street intersections that close together in a 45MPH highway zone is unsafe and dangerous.

To resolve this issue, the TREV master plan was revised in one of its early versions to remove the existing SR150/Gavilan entrance and replace it with a new SR150/Apple Street entrance thoughtfully designed to be much safer than the existing Gavilan entrance (with acceleration, deceleration and left turn lanes). For the new revision added since December, neighbors that presently use the existing Gavilan entrance would come in on Apple Street (or traffic light equipped Tarleton Ranch Road), turn south for a short distance on S. Market St., drive through half of a roundabout and turn right onto the existing Gavilan dirt road. Gavilan would still provide dedicated access to the existing neighborhood located on the south side of Gavilan. In another response to recent neighbor requests since December 2020, the newly updated TREV master plan also eliminates the proposed direct Mirlo and Upper Las Colonias connections to TREV streets shown on previous master plans.

The board will prepare a letter to Cardinal requesting questions be listed. After Cardinal has had an opportunity to review the new TREV master plan when it is available, she will prepare the list of remaining concerns.

5. Plat Vacated on three lots in Mission Hills Subdivision – The county asked for the vacation from MH subdivision. A number of us do not understand the need for doing so. Nevertheless, on April 20<sup>th</sup>, 9AM the Planning Department will present the matter to the County Commissioners. Details for joining the call will be put on the website. A number of us plan on listening to the call. There are concerns about traffic on Comanche as well as water and sewer that have been raised. There is also the question of the 1/3 of an acre per property when we have a one acre minimum. The plan is to add 24 homes.

6. Zoning Application – Nothing has changed since November. We had scheduled a call with Edward. Due to a bunch of miscommunications, we didn't connect with Edward in a timely fashion. Edward indicated he wasn't ready to talk in any event and wouldn't be able to get to the application for at least two months from mid-march. Planning has had staffing and medical matters that have required prioritization of issues. Also mentioned was the proposal in the Biden Infrastructure Plan regarding "Diverse" zoning in neighborhoods through zoning laws.

7. Dark Skies Committee - Detailed discussion deferred to the next meeting. Tim Seay would like to head up the committee. Jim Turner, John Halley and Phil would like to participate. Phil discussed the enforcement of issues with the matter is with the county. Fines could be issued after initial notification. The association's role is subject to further discussion.

8. Speed Bumps – Concern has been raised about the fact that the bumps are virtually covered in dirt and no longer slows traffic. It was suggested we write to the county to ask for remediation. A question exists whether bumps are appropriate for dirt roads.

9. Trash Pick Up – The county is coordinating a pick up on April 22<sup>nd</sup>. We didn't have any volunteers to head up a neighborhood effort for that date. We may decide to do our own pick up later in the summer.

10. In Person Meetings – discussion about whether it would be timely to begin meeting in person, whether indoors or outside, and whether vaccinations would be required to attend. The consensus appeared to conclude that ZOOM meetings would continue for the foreseeable future. Kaela Hawari will be sending over procedures that are currently in place for dealing with meetings under Covid restrictions.

11 The next regular board meeting is scheduled for May 4, 2021. We may delay one week to the 11<sup>th</sup> depending on the status of the TREV submission.

12 Meeting was adjourned at 5:37 PM