

## SECOND DRAFT

Minutes of September 2022 Board Meeting

Upper Las Colonias Neighborhood Association

September 6, 2022 4:06PM

Quail Ridge Tennis Facility and on Zoom at Residences

Board Attendance - Present - Jeff Tetenbaum, Kurt Edelbrock, Eugenia Hauber, Jim Turner (on ZOOM), Phil Caston, Steve Turner, John Halley and Kent Kobakoff. Absentees -. David Nielson, Mike Tarleton and John Mahoney

Members Present on Site - Henry Hornberger, Martha Grossman, Lynn Jones, Nancy Tetenbaum, Kevin Wood, Carol Smith, Jack Jacobs, Eleanor Walther, Sara Hammes, Steve Weiner, Kaela and Kyle Hawari, Dana Christian, Anthony Fountain, Brian Skinner, Karina Thomas, David and Paige Leslie Baird, Kay Wheatley, Earl Houston, Margret Chipman, Roger Parrish, Emmett Sole, Buck Ogilvie, Gary Vest, and Mary Machotka.

Members On Zoom – Dianne McKenzie, Cardinal Rieger, Jon Stuart, George Schaub, Lisa Tudor, Sandy Edmondson, Randy and Mary Brooks, Steve Nelson, Kathy Tyree, Mariah Green, Jasha Cultreri, Caroline Hornberger, Tanya Urick, Max Edelman, 505-235-2443 and Tom Ottinger.

1. Treasurer's Report – Kurt indicated there is currently \$3,586.56 in our account, no change from the balance in April.

2. Minutes from the April 12th Board Meeting were approved.

3. Doug Patterson – Edelman Setback Variance – La Vida Feliz (LVF). Doug and Max discuss plans for building a mixed use development on the property to the east of LVF. Max gave a summary of prior negotiations with the JWG and the county planning department. Going forward, the plan includes two rows of structures with residences closest to LVF and two story mixed use close to the highway with parking in between. They would bury the electric lines. A SUP would be required. The sole question before the meeting today are the setbacks. As the project goes forward, other questions will likely arise. Our Ordinance provides for 75 ft from the Highway and 50 ft from the LVF building. To do what Max would like to do, he will need 30 foot setbacks. Eugenia discussed the process that must be followed to get approval. ULCNA can only recommend yea or nay. The next step is for Doug and Max to meet with the LVF board. Chat comments, mainly from LVF owners, were less than favorable toward the project.

4. Neighborhood Road Group – A group (Lynn Jones, Nancy Tetenbaum, Henry Hornberger and Cardinal Rieger) was formed earlier this year because of concerns about traffic patterns with regard to the Tarleton Ranch Eco-Village (TREV), mainly vehicle access from TREV and direct access from Gavilan to 150. They developed a flyer, knocked on doors and sent emails to owners on Gavilan, Mirlo, Upper Las Colonias Extension, Urraca and Del Norte. The survey resulted in 68% response rate with all in favor of limiting access from TREV to the neighborhood and keeping Gavilan open to 150. John Halley spent a lot of time working with the group to see if the TREV plan can accommodate the ULCNA owner's wishes. The Board voted to make the group an official board committee to continue the effort on the TREV and possibly other matters as they arise. Phil Caston joined the committee.

5. TREV Update – John indicated that they are close to getting the application approved by the planning department. In response to questions John indicated the Distillery property owners still

intend to build. Also, there would be approximately 50 residences along the north side of Gavilan and 350 within the PUD. John will speak with Michael to see if he can provide a preview of the current status of the plan. If approval is granted, a session on the updated plan would be scheduled for October 25<sup>th</sup>.

6. Activity from April to . . .

Jeff gave a summary of development activity in the neighborhood over the past 5 months:

April - No Objection Letter (NOL) Barrett 4 Quail Rd Garage Addition Sunrise Builders

May - NOL Taylor and Dan Spencer New Home on LOT 2 Upper Las Colonias Rd

June - NOL Harrison Holthouse New Home on 5 Tewa Rd.

June - NOLs Max Edelman New Homes at 30 Gavilan and 185 ULC Extension Lot 17

July - NOL Jack and Diane Jacobs Storage Shed at 19 Nacoma

July - NOL Andrew Lieuwin New Home 16 Isleta Rd

August - NOL Tobin Clark Home Addition at 27 West Rd Maya Builders Doug Bridgers

August - NOL T Square Builders Tonv Vinella New Home at 8 Mirlo (Kevin Young split)

July – Brandt at 31 Santa Domingo. Carport that was Red Tagged by the county. It was built without a permit and it is within the setback. Ultimately, the county planning department concluded Ms. Brandt would have to apply for a variance or demolish the structure. Status is unknown at this time

Kurt mentioned on the Summer's property, a group will be filing plans to build a marijuana packing facility.

7. Kurt indicated that each Board Committee – Dark Skies, DSAB, Nominating, Short Term Rentals, and Road- should have a meeting with all committee members and file a written report before our next board meeting.

8. Other Matters –

Kurt will speak with Pete French about the odors emanating from the QR plant.

Discussion of the 4 dogs roaming the neighborhood.

9 Next Meeting is scheduled for November 1<sup>st</sup> at 4PM Our Annual Meeting is scheduled for November 15<sup>th</sup> at 5PM. We hope to have both in person and on ZOOM. We will not have refreshments at the Annual because of the virus.

10. Meeting was adjourned at 6:09 PM.