

SECOND DRAFT

Minutes of November 2022 Board Meeting

Upper Las Colonias Neighborhood Association

November 1, 2022 4:07PM

Quail Ridge Tennis Facility and on Zoom at Residences

Board Attendance - Present - Jeff Tetenbaum, Kurt Edelbrock, Eugenia Hauber, David Nielson (on ZOOM), Phil Caston (late arrival) , Steve Turner, and John Mahoney.

Absentees - . Jim Turner, John Halley, Kent Kobakoff, and Mike Tarleton.

Members Present on Site – Pat Bone, Cardinal Rieger, Robert Zani, Mary Ann Morrissy, Tom Ottinger, Honore Maloney, Mickey Brown, Erik Steinberg, Martha Grossman, Kevin Wood, and Jack Jacobs.

Members On Zoom – Dianne McKenzie, Jon Stuart, Randy and Mary Brooks, Steve Nelson, Mariah Green, Caroline Hornberger, Tanya Urick, Henry Hornberger, Anthony Fountain, Roger Parrish, David Smidt, 17202991829, Cobey Senescu, Ken Littlejohn, Linda Fair, Sheryl Barrett, Travis Rippe, John Red-Horse, Kaela Hawari, and Margaret Chipman

1. Treasurer's Report – John indicated there was \$3,586.56 in our account until recently. John wrote a check for \$344.84 to reimburse Dianne McKenzie for the Go Daddy website renewal payment for the next three years. Current balance now is \$3,231.72

2. Minutes from the September 6th Board Meeting were approved.

3. Edelman Setback Variance – La Vida Feliz (LVF). David Smidt, newly elected president of the LVF board, indicated their membership would be gathering in the near future to discuss the project. Also, that their Annual Meeting will take place in early December. The LVF board is expected to meet with Doug Patterson thereafter and provide the ULCNA Board with their position on the project.

4. Neighborhood Road Group – Phil gave a brief review of where this effort stands. No significant activity since the last briefing. Here is a summary from the previous briefing, taken from the minutes from September. “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 – Nothing new to report. John, in absentia, indicated that they are close to getting the application approved by the planning department. The session scheduled for October 25th was cancelled and will be rescheduled after planning accepts the application.

6. Zoning – Kurt left messages with the Planning Department. No returned calls yet. We are inviting the planners to our Annual Meeting and mentioned the possibility of giving them a tour of the association's properties. Many do not realize the extent of the residential diversity in the neighborhood.

7. Short Term Rentals – David gave a summary report. He mentioned the effort by Dianne and John H to get information on the website and Dianne's offer to help with a survey if one is to be employed. David said a draft is prepared to send to the county of what we'd like to see in the neighborhood. The survey would assist in determining how many and how many rentals we have. We now have to either follow up with these plans or table it. Travis Rippe joined the discussion from ZOOM. He had recently purchased the home at 2 Quail Rd. and asked for and then received a No Objection Letter from the association. He discussed the apparently new rules that require rentals to secure a business license, which requires all sorts of steps (State Tax ID, Fire Marshal review, No Objection Letter, and more) to be taken that hadn't previously been required to rent homes. We had a brief discussion of the new Santa Fe County Ordinance on rentals.

8. Nominating Committee – A few members who are part time residents expressed interest in joining the board. We had not had any part timers on the board in recent memory. The by-laws were reviewed and there is nothing that prohibits part timers from serving. Cardinal Rieger, Mary Brooks and John Red-Horse expressed interest as part timers. Jonathan Stuart also expressed interest in joining. Subsequently, Mary and Cardinal decided not to seek positions on the board. Jim Turner and John Mahoney have decided to drop off the board. At the Annual, a slate will be nominated and approved by voice vote.

9. Other Business –

Songwriter – Brief discussion of location and number of units. It has been quiet for almost two years.

Waste Water Plant – Kurt spoke to Pete French about the odors. Pete said there are no regulations on smell. Eugenia mentioned that it is a nuisance and there are regs on that. Tom Ottinger, who lives nearby, said last summer had been the worst in his 7 years here. The odor is noticed by most property owners south of the Tarleton property. John Red-Horse indicated the plant recently received a 5 year extension from an environmental authority.

Presentation Time Limits- Kurt suggested we limit time on presentations to 15 minutes and then discussion to 20 thereafter. There was general agreement on the suggestion.

Annual Meeting – Scheduled for 5:30PM on the 15th of November. We didn't discuss agenda so we'll have to work on that these next two weeks. We've invited AnJanette Brush, our County Commissioner and she will join us. We will extend an invite to county planning personnel as well. Covid will keep us from having the social half hour.

Dark Skies – looking for suggestions on how to inform owners who have night lights that are a disturbance to neighbors.

10. Next Meeting after the Annual is tentatively scheduled for December 6th.

11. Meeting was adjourned at 5:05 PM.