

**Minutes of Board Meeting  
Upper Las Colonias Neighborhood Association  
September 5, 2017 4:05PM  
Quail Ridge Tennis Facility**

Attendance - Present - The entire board was present. Jeff Tetenbaum, Kurt Edelbrock, Mike Tarleton, Eugenia Hauber, John Mahoney, CJ Johnson, Steve and Jim Turner

Also in attendance – Marion Summers, June Ramos, Debra Reich, Betsy Wessler, Ellen Hoffman, Brian Skinner, Mark Yaravitz, John Halley, Cobey Senescu, Gary Walker, Nova Martinez Meyer, Alex Schoenfeld (J. Alexander – water line).

Also, representing ACE Hardware were Alex Abeyta, Raul Torres, and Amos Hochmeyer.

1. Minutes of the June 6, 2017 meeting were approved.
2. Treasurer's Report - John stated the balance was \$921.69, with no recent activity.
3. ACE Property on 150 – Alex Abeyta, together with Raul Torres and Amos Hochmeyer, discussed the plans of Ace Hardware for the property along 150. Some of the details that were mentioned:

Traffic study performed by Timothy Simmons should be completed shortly and then will be submitted to NMDOT. Turn lanes would need to be added. Once the study is completed, grading and drainage work would be able to be started. Approval to cross the two acequias has been reached. There would be a proration of the cost of the water pipeline between ACE and the Tarleton property. There is a well on the property which would be used for landscaping and the garden center. The building will be metal with stucco outside. The intention is to have two restaurants (one of which would be a coffee shop) and a grocery store. Raul Torres (ACE Project Manager) provided a 3D computer rendering of the buildings. ACE reps will come to our annual meeting and present their plans. ACE would like to have ULCNA's approval (assuming approval) by the end of January, 2018. If so, hearings would take place in February and March. The goal is to complete the design work over the winter and break ground in the summer of 2018, assuming all permits are approved.

4. Kurt mentioned that the board approved John Claflin's request to expand his garage on 29 Del Norte.

5. Tarleton Property – Mark Yaravitz and John Halley updated the status of the plans for the Tarleton's property. The board had heard the presentation previously but there were a number of property owners at the meeting who had not. Some of the details that were mentioned:

The county Planning Department is continuing to incorporate the PUD (Planned Unit Development) language in the LUR (Land Use Regulations). The termination of attorney Susan Baker has slowed the redo of the regulations. A contract attorney has been hired to work on this. The El Prado water line to the property will be 8". The El Prado Water District has plenty of water to serve the property and anyone one else (ACE and others) that may want to tap into the line. The property will include a tank for pressure and fire needs. The entire property, including acreage not in ULCNA, is 440 acres. The plan is to have 250-300 acres as farmland. There will be a 3 mile loop trail for biking and walking through the property. The Gavilan Road intersection with 150 will be removed and will eventually be replaced by an entry/exit north of the distillery. There will be a transfer station for recycling and the power lines will be placed underground. This is intended as a project that may take 20-30 years to be completed and would eventually have various housing units totaling 550, 3 hotels, a living center, a grocery, and other shops. The roads will be paved and there may be a connector from Valencia to 150. The Tarleton's reps will also review these plans at our annual meeting in November.

6. Distillery- they hope to break ground in the spring after all licenses are received and funding is completed.

7. Overlay – not much to talk about. However, where it had been thought that the association would be presenting it to the Planning Commission and to the County Commissioners, it turns out that it will be the Planning Department to present, based on our overlay that is ultimately approved by the Planning Department.

8. Nominating Committee – The Nominating Committee will be Steve Turner, John Mahoney and Nancy Tetenbaum.

9. Meeting was adjourned at 6:05PM. Next meeting is scheduled for Tuesday, October 3<sup>rd</sup>. The Annual Meeting is scheduled for November 7<sup>th</sup>.