

## **Minutes of Annual Meeting**

### **Upper Las Colonias Neighborhood Association**

**November 15, 2016 6:00 PM**

#### **Quail Ridge Tennis Facility**

Board Attendance - Eugenia Hauber, Jeff Tetenbaum, , Mike Tarleton, Kurt Edelbrock, John Mahoney, CJ Johnson and Steve Turner. Jim Turner was absent.

Membership Attendance – Tom Blankenhorn, Nancy Tetenbaum, Jon Young, Martha Grossman, Andy Vargas, John and Honore Maloney, Bob and Reta Fitch, Diane Enright, Greg Payton, Allen Ferguson, Joel Korngut, Rosalie Montoya, Coleen and Gary Ferguson, Viola Vigil, Tristan Lee, John McCoy, Sandi Mahoney, John Clafin, Gunther Nachtrab, Doris Breier, Scott Draney, Dawn Brown, Rick Edelman, Marion and John Summers.

Eugenia called the meeting to order. She gave some opening remarks, including the indication that she will be stepping down as president of the board. Kurt presented Eugenia with a flower bouquet and we all thanked Eugenia for a great job under somewhat difficult circumstances.

1. Treasurer's Report was given by John Mahoney. The balance in the account reported was \$814.61. There were expenses of \$226 and deposits of \$150 during the year.

2. Kurt and Jeff gave a summary of the year's activity. Kurt thanked Allen Ferguson for his efforts in getting the State to reduce the speed limit on the section of 150 from 55 mph to 45 mph. Jeff gave a summary of the activity relating to the overlay during the past year. The Joint Working Group (Lynn Jones, Gary Ferguson, Lou Sturbois, Eugenia, Mike and Kurt) completed its work and presented its findings to the board. The board approved the draft and then sent a letter to the membership with the draft overlay. This was sent by email with the overlay as an attachment and regular mail with a reference to our website for a view the draft. Comments were requested by mid-May. The board received a number of suggestions from commercial owners and as a result, the draft was amended to include additional commercial uses and an easing of Special Use Permit requirements in certain instances. Additional drafts were completed with the latest dated 8/28/16. This draft is now on our website. Lynn, Eugenia and Jeff took Edward and Nathan on a tour of the neighborhood. Edward indicated that various definitions in the LUR needed updating and that zoning changes were under consideration. As such, he recommended that we hold off doing any more work on the overlay until this work was completed. Tom then asked what our next step should be. He suggested that the definitions and zoning changes could be handled concurrently with review by the Planning Commission. Tom indicated that he'd discuss this with the Planning Department. He referenced the "checkerboard" along 150 and that it will have to be addressed. He also mentioned that the county's new attorney, Susan Baker, is very familiar with land use regulations and will be working to move the overlay process along.

3. Tarleton Property – Reference was made during the overlay review. Mike indicated that they were close to being ready to review updated plans with the board. Mention was made of the Distillery/Tasting Room that is planned for the northeast corner of Gavilan at 150. Kristie Wang and Oliver Knight have prepared a SUP Application which will be the subject of a hearing on December 14, 2016 with the Planning Commission.

4. Kurt noted the opening of Common Fire, a restaurant in the Quail Ridge complex as well as two houses under construction. Sandi and Keith Bowen as well as Harrison Holthouse will be our new neighbors.
  5. John Mahoney mentioned that a house being rented on Palomas???? has been throwing trash over the wall around the house and asked what the county could or will do. Tom said that a complaint should be filed with the county solid waste department, headed up by Edward Martinez. They should look into it and possibly issue a citation.
  6. Tom indicated the dog license ordinance was still in effect but it was not being enforced, even though the county provided \$25,000 to the sheriff. Vet Holly Johnson is there to provide spaying and neutering.
  7. A question was asked about the solar array on the west side of Valencia, which is outside of the ULCNA border. Mike indicated it has been delayed as a result of the Kit Carson's rate hike application with the PRC.
  8. Election of Board Members – John Mahoney, chair of the nominating committee, indicated that notice for nominations was sent in early October. John stated that aside from members on the current board, no other nominations were received. A show of hands vote was held and the new board was elected. Members are Eugenia Hauber, Jeff Tetenbaum, , Mike Tarleton, Kurt Edelbrock, John Mahoney, CJ Johnson, Steve Turner and Jim Turner.
  9. Meeting adjourned at 6:35PM.
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## **Minutes of Board Meeting**

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**November 15, 2016 6:50PM**

#### **Quail Ridge Tennis Facility**

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

Nomination and Election of Officers – The Board voted as follows – President- Kurt Edelbrock, Vice President – Steve Turner, Secretary – Jeff Tetenbaum and Treasurer – John Mahoney

1. The next Board Meeting was set for Wednesday December 7, 2016.

4. Meeting Adjourned 7:20PM.