

## SECOND DRAFT

### Minutes of Annual Meeting

### Upper Las Colonias Neighborhood Association

November 12, 2019

### Quail Ridge Tennis Facility

Kurt called the meeting to order at 6:01 PM

#### In Attendance

Board Members: Kurt Edelbrock, Eugenia Hauber, Mike Tarleton, Jeff Tetenbaum, Steve Turner, John Mahoney, David Nielson, Ron Polichnowski, John Halley, and Kent Kobakoff. Jim Turner called in sick

#### Members:

Leslie Caldwell, Diane Enright, Caroline and Henry Hornberger, Jim Asperger, Martha Grossman, Jon Stuart, Laura and Nancy Feight, Susie Martin, Honore Maloney, Anne Tarleton, Gary and Coleen Ferguson, Mike Rice, Bonny Thomas, Kevin Wood and Karina Thomas, Cathy Black, Keith Spear, Les Sogol, Humie Leshem, Tom Blankenhorn (for part), Anthony Fountain, Tom Henderson, Rose Cohlma, Ilsa Mayer, Gary Vest, Cynthia Spray, Ellen Hoffman, Roger Parrish, Hillary and Melissa Ames, Sandy Snyder, Betsy Wessler, Klaus Wombacher, Nancy Tetenbaum, Alex Schoenfeld, Phil Caston, ? Ranger, Mike Breier, Douglas Patterson, Phyllis Wilson, Roger Pattison, Jasha Cultreri, and CJ Johnson.

Introduction – Each board introduced him and herself.

Treasurer's Report: John Mahoney indicated we started the year with \$654.84, had total expenses of \$60.47 and contributions of \$1,000, leaving a current balance of \$\$1,594.37

Tom Blankenhorn – Tom gave a brief summary of what is happening in the county. He mentioned 1- the hospital is hanging on and the county will be seeking

an increase in the mill rate to raise additional funds; 2- Blueberry Hill road work will be improving shoulders only, no bike path: 3 – the county is looking for ways to enhance treatment of substance abuse; 4- mentioned road paving to be determined with a number of hands raised for Del Norte; 5- rezoning project is progressing; 6- questions were raised regarding a sound ordinance: 7- he mentioned the county was looking into subdivision regs to be able divide properties into less expensive ones. Tom has one more year remaining before his term concludes.

Kurt then reviewed activity over the past year –

1. A Board Committee is reviewing the By-Laws and revisions are being considered. The December board meeting will address these revisions.
2. Jon Young Fire - to date, we've still heard nothing from the police or the fire marshall.
3. TREV Favorability Survey - 74 responses - 31% favorable, 30% unfavorable, others need more info or hadn't reached a conclusion. Main concern was water. Meetings continued with county planners until April when the Plan was submitted to county planning. In July, the county asked for some additional information.
4. Songwriter Condos - Wayne Rutherford described the revised project - 80 small size units 750-1000 sq ft on 8.3 acres. First dig spring 2020 at the earliest.
5. Counsel Hired - Susan Baker to assist with finishing up the zoning application and for assisting in drafting sound and signage proposals. Kurt asked for donations
6. Burn Permit Jon Young House – It was improperly issued and then rescinded upon neighborhood complaints.
7. Vandalism - Vivian Bonzo's house - rock thrown through her window was mentioned. Also a car scratching incident and suspicious looking vehicles on Cielo which seemed to have been resolved upon posting of a dead end sign.
8. Website - Dianne McKenzie takes over from CJ and now has it up and running.
9. NMDOT - Parking area at KTAO is on state land. Neither the county nor the association had anything to say about the construction.
10. Plastic Recycling- Kurt mentioned a possible effort to have the county recycling reinstated.
11. Postcards were sent to 117 property owners to see if we could get more on our email lists and to advise of the annual meeting. 16 responses came back from

this mailing. We have approximately 600 properties, 440 property owners and emails for 80% of the owners.

12. Projects with No Objection Letters:

Eric Steinberg - attached shed 116 Upper Colonias

Jonathan Stuart and Veronika Parker new residence at 9 Nacoma

Paul and Sherry Barrett - Garage on Quail

Max Edelman spec house in Chamisa Vista Subdivision

Aaron Magee spec house in Chamisa Vista Subdivision

Andrew Lieuwen house on Isleta

Medley Roof Repair

Mike then gave a brief summary the status of the Tarleton Ranch Eco Village project.

The plan application was submitted to the county in April. After the county's review, they asked for additional information which is expected to be submitted in November. After further county review, the application should be deemed complete. It is expected to be turned over to the association early in 2020.

Jeff then summarized the Zoning Application (Overlay, Matrix) activity during the past year.

In early November 2018, the latest draft at the time was submitted to the county. County's Overlay review had to wait until the subdivision reg amendments were reviewed. Provided draft included relatively few changes to Ordinance 2003-1- e.g. setbacks, southeast corner and Tarleton property. 2003-1 set zones but did not specifically indicate commercial uses. Matrix was created with an intention of providing the ULC neighborhood with an opportunity to designate preferred commercial uses in certain zones. In January 2019 Nathan requested information about ULCNA which was provided (minutes, bylaws, cert of inc, officers. In March 2019, the county (Nathan Sanchez) sent us his matrix formatted as part of a DRAFT Rezone Application which bore no relation to what we had submitted. He then quit the county and went to work for the town, which left only Edward Vigil and Rudy Perea as the only county planners. Later in March and then at numerous other times meetings were held with planning to try to insure that the final matrix of the DRAFT Rezone Application is something we (the JWG and Board) were comfortable with. At the April Board meeting we went over in some

detail the status of the matrix - HC designation and commercial uses we would want to see. In June, more meetings with planning on zoning changes and commercial uses. The Single Family Residence issue was raised by Edward - county regs permit three units. 2003-1 allows for one unit. However, the ULCN area has Taos County approved single family residences with two units, including house and guest house. In July and August we sent out a survey to understand where the neighborhood stands on number of units. We sent the survey to 219 single family properties and received 47 responses or 21.7%. Most, 34, favored 2 kitchens (units) and most of those responses, 28, also favored rentals whether short, long, or both of the second unit. Of the 13 that favored just a single unit, 11 were opposed to any rentals.

Deliberately Fit – Rosa and Brandon Badeaux, owners, have contracted to purchase the Quail Ridge and turn it into a Wellness Resort. They discussed their plans, which include providing various therapies, a hotel, a restaurant and adding one tennis court and removing two. They hope to close in April next year. Resulting from their proposed use of the current structure, the association will have to find another location to conduct its meetings.

A letter – Kurt received a letter that requested he mention at the meeting the owner's concerns. Among the concerns are dogs running loose, barking late into the night and morning, deed restrictions that are being abused and construction vehicles that remain on properties that are not being used for construction. Kurt noted these items and asked that given the opportunity, speak to your neighbors about them.

Election – The eleven members of the board had agreed to continue to serve for another year. There were no other nominations. By unanimous consent the current board was re-elected.

Next meeting will be December 3<sup>rd</sup>.

Meeting was adjourned at 7:21PM

## SECOND DRAFT

Minutes of Board Meeting  
Upper Las Colonias Neighborhood Association  
November 12, 2019 7:30PM  
Quail Ridge Tennis Facility

Attendance – Kurt, Edelbrock, Eugenia Hauber, Mike Tarleton, Jeff Tetenbaum, John Mahoney, Steve Turner, Ron Polichnowski, David Nielson, John Halley and Kent Kobakoff. Absent- Jim Turner,

Election of Officers – President Kurt Edelbrock, Vice President – Steve Turner, Secretary – Jeff Tetenbaum and Treasurer – john Mahoney

Meeting was Adjourned around 8:20PM.