

Alto Lakes Special Zoning District

ALSZD Minutes MARCH 18, 2026

1. Call meeting to order JIM @ 9:00 AM
2. Attendance:
James Abbott/Chair: Present X Absent ___
Robert McWilliams/Secretary: Present X Absent ___
Cindi Nutter /STR: Present X Absent ___
James Russ /Treasurer: Present: X Absent ___
Angel Chavez/ProjectInsp: Present: X Absent
Leslie Sisk Present: X Absent
3. Pledge of Allegiance led by: JIM
4. Approval of **Agenda** for 03/18/2026: Motion: JAMES Second: LESLIE
5. Approval of **Minutes** from 03/04/2026: Motion: CINDI Second: LESLIE

PERMIT REQUESTS

1. OWNER: ZACH ADAMS
CONTRACTOR: A & A ROOFING LICENSE: 365808 EXP: 05/2027
ADDRESS: 118 TANGLEWOOD LN
SUBD: ALG&CC UNIT: 3 BLK: 12 LOT: 19
REQUEST: NEW CONSTRUCTION SQ FT: 3592
MOTION: ROBERT SECOND: ANGEL
COMMENTS: PERMIT ISSUED; FEE \$2046 PENDING VOR

OWNER: ~~DEBRA HIGDON~~
CONTRACTOR: ~~CARL KELLEY CONSTR~~ LICENSE: ~~054987~~ EXPIRES:
ADDRESS: ~~307 LAKESHORE DR~~
SUBD: ~~LE~~ UNIT: ~~1~~ BLK: ~~4~~ LOT: ~~9~~
REQUEST: ~~ADD 2 UNCOVERED DECKS~~
MOTION: ~~---~~ SECOND:
COMMENTS:

3. OWNER: **SCOTT & NANCY WALKER**
 CONTRACTOR: **JRP MASTER BUILDERS** LICENSE: 360479 EXP:
 ADDRESS: 1276 HIGH MESA
 SUBD: **DPM** UNIT: 9 BLK: LOT: 1A
 REQUEST: **RED TAG - EXPIRED PERMIT; ADDITION 573 SQ FT; CORRECT DRAINAGE ISSUE**
 MOTION: ANGEL SECOND: LESLIE
 COMMENTS PERMIT ISSUED; FEES \$200 REDTAG; \$250 PERMIT

4. OWNER: **CURTIS HUNT**
 CONTRACTOR: **REMINGTON HOMES** LICENSE: EXP:
 ADDRESS: 176 DEL MONTE
 SUBD: UNIT: 2 BLK: LOT: 154
 REQUEST: **NEW CONSTRUCTION PERMIT/EXTENSION EXP 4/16/26; ORIGINAL PERMIT 10/24**
 MOTION: JAMES SECOND: ANGEL
 COMMENTS: PERMIT ISSUED; FEE \$2764.50

5. OWNER: **RYAN & RACHEL BEAN**
 CONTRACTOR: **GR MORROW** LICENSE: EXP:
 ADDRESS: 123 FRENCH
 SUBD: **ALG&CC** UNIT: 2 BLK: 7 LOT: 17
 REQUEST: **RED TAG - EXPIRED & UNPERMITTED WORK**
 MOTION: **ROBERT** SECOND: ANGEL
 COMMENTS: PERMIT ISSUED; FOOTINGS, RETAINING WALL 2FT MAX HEIGHT, STEPS; FEES \$200 REDTAG; \$250 PERMIT

SHORT TERM RENTALS

UPDATE ON SHORT TERM RENTALS: CINDI IS WORKING ON UPDATING WITH DECKARD TECHNOLOGIES, ORGANIZATION AND PREPARING EMAILS/LETTERS FOR ALL OF THOSE PROPERTIES TO GET EVERYONE CURRENT AND IN COMPLIANCE.

PERMIT FOLLOW UP & NEW BUSINESS

1. NEW TOPICS:
2. RED TAG(S):
3. PUBLIC COMMENTS:
4. COMMISSIONER COMMENTS: **DISCUSS AND VOTE ON MY METAL MATERIALS PRESENTED AT OUR LAST MEETING, 3/4/26. APPROVED MOTION: ANGEL SECOND: JAMES**
5. REPLATS:

OLD BUSINESS

1. ISSUES/CONCERNS/COMPLAINTS:
2. PAST ACTIONS

INFORMAL DISCUSSIONS:

1. GENERAL COMMENTS: **MEETING DAY WILL CHANGE TO THURSDAYS AS OF MAY 2026; CINDI WILL REVISE THE CALENDAR**
2. ACC – ANY COMMENTS/CONCERNS: **NO REPRESENTATIVE IN ATTENDANCE.**

TREASURER'S REPORT

1. TOTAL PERMIT FEES RECEIVED: \$5860.50

2. BANK ACCOUNT BALANCE : \$46,732

3. INVOICE APPROVALS

NEXT REGULAR MEETING WILL BE **April 01, 2026 at 9:00 AM**; STAG ROOM OF ALG&CC, 1 MULLIGAN DR, ALTO, NM. **SUBMISSION DEADLINE FOR PERMIT APPLICATIONS IS 3:00 PM March 26, 2026** , CONTACT STEVEN SIAS IN THE ALG&CC OFFICE FOR INSTRUCTIONS OR EMAIL TO HIM AT, STEVEN.SIAS@ALTOLAKESGOLF.COM SHORT TERM RENTAL AND COMPLIANCE PERMITS CONTACT ALSZD DIRECTLY, EMAIL: INFO.ALSZD@GMAIL.COM

ADJOURNMENT 10:26 AM Motion: JAMES Second: ANGEL

PLEASE NOTE: THE AGENDA FOR THE MEETING CAN BE REVISED AND PUBLISHED UP TO 72 HOURS PRIOR TO THE MEETING AND WILL BE POSTED ON THE PUBLIC BULLETING BOARD AT ALG&CC AS WELL AS ON OUR WEBSITE NMALSZD.COM AT ANY TIME DURING THE OPEN MEETING ACTHE COMMISSION MAY CLOSE THE MEETING TO THE PUBLIC TO DISCUSS MATTERS NOT SUBJECT TO THE NEW MEXICO OPEN MEETING ACT. THE COMMISSION MAY REVISE THE ORDER OF AGENDA ITEMS CONSIDERED AT THE OPEN MEETING.