

Alto Lakes Special Zoning District

ALSZD MINUTES MAY 07, 2025

1. Call meeting to order JIM @ 9:00 AM
2. Attendance:
James Abbott/Chair: Present X Absent ____
Robert McWilliams: Present Absent X
Chris Goff/STR: Present X Absent ____
Cindi Nutter (A): Present: X Absent ____
Brett Smith (A): Present: ____ Absent X
Russell Smith (A): Present: ____ Absent X
Keith Spaniel: Present ____ Absent X
3. Pledge of Allegiance led by: JIM
4. Approval of Agenda for 05/07/2025: Motion: CHRIS Second: CINDI
5. Approval of Minutes from 04/16/2025: Motion: CHRIS Second: CINDI

PERMIT REQUESTS

1. OWNER: WILLIAM & KATHERINE CASIAS
CONTRACTOR: JOHN TRUJILLO
ADDRESS: 202 FAWN
SUBD: DPW UNIT: 1 BLK: 1 LOT: 31
REQUEST: NEW CONSTRUCTION
MOTION: CHRIS SECOND: JIM
COMMENTS: PERMIT ISSUED PENDING VOR; FEE \$2622.50
2. OWNER: ROBIN & KYLE HARDER
CONTRACTOR:
ADDRESS: 1401 HIGH MESA
SUBD: HM UNIT: 2 BLK: 6 LOT: 19
REQUEST: VARIANCE FOR SETBACKS
MOTION: CHRIS SECOND: JIM
COMMENTS: VARIANCE APPROVED FOR 20 FT SETBACK ON SIDE; FEE \$300

3. OWNER: JAMES & ANE MARIA MAYFIELD
CONTRACTOR: HP ALLIANCE
ADDRESS: 103 SILVERTIP TRAIL
SUBD: ALG&CC UNIT: 5 BLK: 15 LOT: 72
REQUEST: REPLACE EXISTING DECK WITH TREC; REPAIR POSTS & BEAMS
MOTION: CHRIS SECOND: JIM
COMMENTS: PERMIT ISSUED; FEE \$468.75

4. OWNER: KAY BIRD
CONTRACTOR: CORNELLIUS CONSTRUCTION
ADDRESS: 102 MULLIGAN
SUBD: ALG&CC UNIT: 1 BLK: 4 LOT: 3A
REQUEST: DOG RUN
MOTION: CHRIS SECOND: CINDI
COMMENTS: PERMIT ISSUED; FEE \$274.75

5. OWNER: DAVID OATES
CONTRACTOR: EXPRESS CONSTRUCTION
ADDRESS: 808 HIGH MESA
SUBD: ALG&CC UNIT: 1 BLK: 3 LOT: 10A
REQUEST: METAL FENCE COURTYARD
MOTION: CHRIS SECOND: JIM
COMMENTS: **CALLED DAVID OATES 5/3/25 @ 11:19AM LET HIM KNOW WE
DON'T ALLOW FENCES, HE CAN REVISE PLANS AND REQUEST COURTYARD:
PERMIT ISSUED PENDING VOR; FEE \$379.00

6. OWNER: LAWRENCE & CARRIE CHAVEZ
CONTRACTOR:
ADDRESS: 201 SADDLEBACK
SUBD: DPV UNIT: 9 BLK: LOT: 269
REQUEST: NEW CONSTRUCTION
MOTION: SECOND:

COMMENTS: WILL RESUBMIT, NO SETBACKS ON SURVEY, NEED SEPTIC PERMIT

7. OWNER: **ADRIAN CANO & LESLIE SISK**
CONTRACTOR: **RUSTY NAILS CONSTRUCTION**
ADDRESS: **102 BLUE RIDGE**
SUBD: **LE** UNIT: **1** BLK: **2** LOT: **24**
REQUEST: **COURTYARD**
MOTION: SECOND:

COMMENTS: **WILL RESUBMIT, NEEDS TO APPLY FOR VOR**

SHORT TERM RENTALS

UPDATE ON SHORT TERM RENTALS: **STR PERMITS/COMPLIANCE INSPECTIONS**

PERMIT FOLLOW UP & NEW BUSINESS

1. NEW TOPICS:
2. RED TAG(S): **148 EAGLE RIDGE, WORK BEING DONE WITHOUT A PERMIT FROM ALSZD, OVERFLOW OF ITEMS BEING STORED IN OPEN OUTDOOR AREAS, DITCHES AROUND ENTIRE BACKYARD AND SIDEYARDS, DIRT WORK IN EXCESS, LARGE QUANTITIES OF CEMENT BLOCK IN YARD – RED TAG IS STILL ACTIVE, DAILY FINES ARE ACCURED FROM 4/30/25 UNTIL PROPERTY IS REINSPECTED AND IN COMPLIANCE, RED TAG \$200 + \$150 INSPECTION FEE + \$150 FOR ADDITIONAL INSPECTION + \$50 A DAY. JASON SEIDENBERGER (AUTHORIZED REP FOR PATRICIA SEIDENBERGER PROPERTY OWNER) WAS ALSO INSTRUCTED TO SUBMIT JOINT PERMIT APPLICATION WITH ALL NECESSARY DOCUMENTS NO LATER THAN 5/15/25 @ 3 PM TO ABBY IN THE CLUB OFFICE, IF SUBMISSION IS NOT RECEIVED AND COMPLETE 2ND RED TAG WILL BE ISSUED, FOR THE PROJECTS HE TALKED ABOUT, ADDITION, COURTYARD, DOG RUN.**
3. PUBLIC COMMENTS:
4. COMMISSIONER COMMENTS:

5. REPLATS:

OLD BUSINESS

1. ISSUES/CONCERNS/COMPLAINTS: BOARD DIDN'T APPROVE REVISED HANDBOOK; BYLAWS TO BE DISCUSSED. JIM ABBOTT ASKED JIM SOLOMAN TO FOLLOW UP ON HANDBOOK APPROVAL STATUS WITH ACC AND BOARD.
2. PAST ACTIONS

INFORMAL DISCUSSIONS:

1. GENERAL COMMENTS:
2. ACC – ANY COMMENTS/CONCERNS:

TREASURER'S REPORT

1. TOTAL PERMIT FEES RECEIVED: \$
2. BANK ACCOUNT BALANCE : \$24,669.68
3. INVOICE APPROVALS – COMPLIANCE INSPECTION(S)

NEXT REGULAR MEETING WILL BE **May 21, 2025 AT 9:00 AM**; STAG ROOM OF ALG&CC, 1 MULLIGAN DR, ALTO, NM. **SUBMISSION DEADLINE FOR PERMIT APPLICATIONS IS 3:00 PM**

May 15, 2025 , CONTACT ABBY IN THE ALG&CC OFFICE FOR INSTRUCTIONS OR EMAIL TO HER AT, ABBYNEV@ALTOLAKESGOLF.COM SHORT TERM RENTAL AND COMPLIANCE PERMITS CONTACT ALSZD DIRECTLY, EMAIL: INFO.ALSZD@GMAIL.COM

ADJOURNMENT:

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 NMAALSZD.COM AT ANY TIME DURING THE OPEN MEETING THE 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.