

Alto Lakes Special Zoning District

ALSZD MINUTES JUNE 18, 2025

1. Call meeting to order - **JIM @ 9:00AM**
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____
3. Pledge of Allegiance led by: **JIM**
4. Approval of **Agenda** for 06/18/25: Motion: **CHRIS** Second: **CINDI**
5. Approval of **Minutes** from 06/04/25: Motion: **CHRIS** Second: **CINDI**

PERMIT REQUESTS

1. OWNER: **WALT & KRISTINE TONGE**
CONTRACTOR: **MARK MARQUEZ**
ADDRESS: **211 DEER PARK**
SUBD: **DPW** UNIT: **3** BLK: LOT: **95**
REQUEST: **COURTYARD**
MOTION: SECOND:
COMMENTS: **RESUBMIT FEE \$50 – RESUBMIT NEEDS A VARIANCE FOR REQUEST**
2. OWNER: **NATHAN & ALMA GORDON**
CONTRACTOR:
ADDRESS:
SUBD: **SB** UNIT: BLK: **4** LOT: **2&3**
REQUEST: **EXTEND DRIVEWAY**
MOTION: SECOND:
COMMENTS: **CONTACTED ABBY @ 8:37AM 6/18/25 WON'T MAKE IT**
3. OWNER: **LAWRENCE & CARRIE CHAVEZ**
CONTRACTOR:
ADDRESS: **201 SADDLEBACK**
SUBD: **DPV** UNIT: **9** BLK: LOT: **269**
REQUEST: **NEW CONSTRUCTION**
MOTION: SECOND:
COMMENTS: **RESUBMIT FEE \$50 X 2 NO SHOW**

4. OWNER: **SHOTT MILLER**
CONTRACTOR: **JB STEARNS**
ADDRESS: **149 CROWN RIDGE**
SUBD: **SB** UNIT: **1** BLK: **1** LOT: **7**
REQUEST: **STUCCO WALL**
MOTION: SECOND:
COMMENTS: **WILL NEED TO COMBINE LOTS & REPLAT; NO AUTHORIZED REP FORM**

5. OWNER: **THOMAS RUNYAN**
CONTRACTOR: **RELIABLE REMODEL**
ADDRESS: **187 CROWN RIDGE**
SUBD: **ALG&CCF** UNIT: **3** BLK: **18** LOT: **25**
REQUEST: **DEMO ALL DECKS; NEW DECKS**
MOTION: **CHRIS** SECOND: **CINDI**
COMMENTS: **PERMIT ISSUED; FEE \$381.25; DEMO; BACK DECK 225 SQ FT; FRONT 100 SQ FT**

6. OWNER: **CHRISTOPHER TRANICH**
CONTRACTOR: **BEAR CREEK BUILDERS (OWNER)**
ADDRESS: **208 DEER PARK**
SUBD: **DPW** UNIT: **3** BLK: LOT: **90**
REQUEST: **NEW CONSTRUCTION**
MOTION: **CHRIS** SECOND: **CINDI**
COMMENTS: **PERMIT ISSUED; FEE \$1934**

SHORT TERM RENTALS

UPDATE ON SHORT TERM RENTALS:

PERMIT FOLLOW UP & NEW BUSINESS

1. NEW TOPICS:
2. PUBLIC COMMENTS: KATE SEIDENBERGER REGARDING 148 EAGLE RIDGE; WILL NOT BE DOING COURTYARD PROJECT; NO DRAINAGE PROJECT; WILL BE SUBMITTING REQUEST TO COMPLETE STUCCO, ROOF AND LANDSCAPING; WILL NEED TO INCLUDE ALL TIME LINES FOR PROJECTS REQUESTED
3. COMMISSIONER COMMENTS:
4. REPLATS:

OLD BUSINESS

1. ISSUES/CONCERNS/COMPLAINTS: 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. 2ND RED TAG ISSUED 5/23/25; EMAILED PROPERTY OWNER AND SENT CERTIFIED LETTER WITH OUTSTANDING FEES/FINES AND SPECIFIED ITEMS TO BE RESOLVED. WAITING ON OUTCOME OF ACC MEETING WITH THE SEINDENBERGERS. RECEIVED CHECK FROM PATRICIA SEIDENBERGER FOR OUTSTANDING FINES/FEES THROUGH MAY 28, 2025, FINES/FEES STILL ACTIVELY ACCUMULATING, OUTCOME OF MEETING WITH ACC; JOHN MAY REGARDING 336 LAKE SHORE . Red Tag 1002 High Mesa, No permit/Expired permit
2. PAST ACTIONS:

INFORMAL DISCUSSIONS:

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

TREASURER'S REPORT

1. TOTAL PERMIT FEES RECEIVED: ~~\$2315.25~~
2. BANK ACCOUNT BALANCE : ~~\$24,666.53~~
3. INVOICE APPROVALS: COMPLIANCE INSPECTION(S)

NEXT REGULAR MEETING WILL BE July 2, 2025 AT 9:00 AM; STAG ROOM OF ALG&CC, 1 MULLIGAN DR, ALTO, NM. SUBMISSION DEADLINE FOR PERMIT APPLICATIONS IS 3:00 PM June 26, 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 BULLETIN 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.