

Alto Lakes Special Zoning District

ALSZD MINUTES JULY 02, 2025

1. Call meeting to order - JIM @ 9:04AM
2. Attendance:
James Abbott/Chair: Present X Absent ____
Robert McWilliams: Present X Absent ____
Chris Goff/STR: Present X Absent ____
Cindi Nutter (A): Present: X Absent ____
3. Pledge of Allegiance led by: JIM
4. Approval of **Agenda** for 07/02/25: Motion: **CHRIS** Second: **CINDI**
5. Approval of **Minutes** from 06/18/25: Motion: **CHRIS** Second: **CINDI**

PERMIT REQUESTS

1. OWNER: **ARTHOR & IRMA RAMIERZ**
CONTRACTOR: **ROCKY MTN TREE** LICENSE: INSURANCE
ADDRESS: **108 COGGINS CT**
SUBD: **ALG&CC** UNIT: **2** BLK: **6** LOT: **8**
REQUEST: **REPAIR & REPLACE DECK BOARDS**
MOTION: SECOND:
COMMENTS: **RED TAG PAID; \$200; WILL NEED TO RESUBMIT PLANS, POSSIBLE VARIANCE**
2. OWNER: **JAMES & MARY ANN RUSS**
CONTRACTOR: **WHITLOW CONSTRUCTION** LICENSE: INSURANCE:
ADDRESS: **121 ANTLER**
SUBD: **DPV** UNIT: **5** BLK: LOT: **120**
REQUEST: **NEW CONSTRUCTION**
MOTION: **CHRIS** SECOND: **CINDI**
COMMENTS: **PERMIT ISSUED; FEE \$1994**
3. OWNER: **LAWRENCE & CARRIE CHAVEZ**
CONTRACTOR: **PROPERTY OWNER** LICENSE: INSURANCE:
ADDRESS: **201 SADDLEBACK**
SUBD: **DPV** UNIT: **9** BLK: LOT: **269**
REQUEST: **NEW CONSTRUCTION**
MOTION: SECOND:
COMMENTS: **RESUBMIT FEE \$50 X 2 NO SHOW; NO SHOW 3RD TIME \$150 RESUBMIT FEE**

4. OWNER: SHOTT MILLER
CONTRACTOR: JB STEARNS LICENSE: INSURANCE:
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; NO SHOW
\$50 RESUBMIT FEE
5. OWNER: GILBERT JOINER
CONTRACTOR: PERSONAL TOUCH CONSTRUCTION LICENSE: INSURANCE:
ADDRESS: 1002 HIGH MESA
SUBD: ALG&CC UNIT: BLK: 1 LOT: 5
REQUEST: BACK COVERED DECK
MOTION: CHRIS SECOND: ROBERT
COMMENTS: REDTAG 6/13/25 EXPIRED PERMIT, ISSUED 5/24/24; RED TAG PAID;
PERMIT ISSUED; FEES \$587.50; JIM WILL GO BY PROPERTY AND REMOVE RED TAG
6. OWNER: PATRICIA SEIDENBERGER
CONTRACTOR: AZTEC STUCCO & CONSTRUCTION LICENSE: INSURANCE:
ADDRESS: 148 EAGLE RIDGE
SUBD: HM UNIT: 1 BLK: 1 LOT: 25
REQUEST:
MOTION: SECOND:
COMMENTS: REDTAGS 2ND ISSUED 5/23/25; NO PERMITS; YARD IN COMPLETE DISARRAY AND LITTERED
WITH FURNITURE, EQUIPMENT, DIRT ETC... RED TAG PAID \$650; THEY WILL BE DOING GRAVEL & GRASS
ONLY, JOB COMPLETION BY 9/15/25, JIM WILL GO BY PROPERTY AND REMOVE RED TAGS

SHORT TERM RENTALS

UPDATE ON SHORT TERM RENTALS:

PERMIT FOLLOW UP & NEW BUSINESS

1. NEW TOPICS:
2. PUBLIC COMMENTS:

3. COMMISSIONER COMMENTS: JIM RUSS INTERESTED IN JOINING ALSZD, CINDI TO FOLLOW UP WITH JIM.
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 – NO ONE FROM ACC IN ATTENDANCE

TREASURER'S REPORT

1. TOTAL PERMIT FEES RECEIVED:
2. BANK ACCOUNT BALANCE: \$31,393.06
3. INVOICE APPROVALS: PHIL DEIN WEBMASTER INVOICE PAID

NEXT REGULAR MEETING WILL BE **July 16, 2025 AT 9:00 AM**; STAG ROOM OF ALG&CC, 1 MULLIGAN DR, ALTO, NM. **SUBMISSION DEADLINE FOR PERMIT APPLICATIONS IS 3:00 PM July 10, 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 NMALSZD.COM AT ANY TIME DURING THE OPEN MEETING ACT 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.