

Alto Lakes Special Zoning District

ALSZD MINUTES JULY 17, 2024

1. Call meeting to order - JIM @ 9:02 AM
2. Attendance:  
James Abbott/Chair: Present: X Absent:  
Pam Wilson/STR: Present: X Absent:  
Robert McWilliams: Present: X Absent:  
Chris Goff/STR: Present: X Absent:  
Keith Spaniel: Present: Absent: X
3. Pledge of Allegiance led by: JIM
4. Approval of Agenda for 06/19/24 (carried over) Agenda for 07/17/24 Motion: PAM  
Second: CHRIS
5. Approval of Minutes from 6/05/24: Motion: PAM Second: CHRIS

PERMIT REQUESTS

1. OWNER: PHIL & CINDY FOUCHE  
CONTRACTOR: CDP BUILDERS  
ADDRESS: 120 WHITE CT  
SUBD: ALG&CC UNIT: 7 BLK: 3 LOT: 15A  
REQUEST: Add a garage and 2<sup>nd</sup> story pantry & kitchen  
MOTION: ROBERT SECOND: PAM  
COMMENTS: PERMIT ISSUED; FEE \$301
2. OWNER: STEVE & SUE FREEMAN  
CONTRACTOR: JRP MASTER BUILDERS  
ADDRESS: 247 SADDLEBACK  
SUBD: DPV UNIT: 9 BLK: LOT: 247  
REQUEST: NEW CONSTRUCTION  
MOTION: SECOND:  
COMMENTS: WILL NEED TO RE-SUBMIT; ADDRESS CORRECTION NEEDED; NEED TO COMPLETE NEW PERMIT APPLICATION, NEW ADDENDUM

3. OWNER: **KIRK PRICE**  
CONTRACTOR: **ALL TERRAIN FENCE LLC**  
ADDRESS: **108 LARKSPUR LOOP**  
SUBD: **DPM** UNIT: **6** BLK:     **LOT: 4**  
REQUEST: **COURTYARD**  
MOTION:     **CHRIS**                 **SECOND: ROBERT**  
COMMENTS: **PERMIT ISSUED; FEE \$50**
  
4. OWNER: **DANNY PACHECO**  
CONTRACTOR: **EXPRESS CONSTRUCTION**  
ADDRESS: **125 TWIN TREE**  
SUBD: **HM** UNIT: **1** BLK: **6** LOT: **4**  
REQUEST: **ADDITION**  
MOTION:                     **SECOND:**  
COMMENTS: **NEED TO RE-SUBMIT; SURVEY SETBACKS INCORRECT**
  
5. OWNER: **JERRY & BRENDA ALBRIGHT**  
CONTRACTOR: **RUIDOSO CUSTOM BUILDERS**  
ADDRESS: **183 CROWN RIDGE**  
SUBD: **SB** UNIT: **1** BLK: **1** LOT: **23**  
REQUEST: **REPLACE DECKS AND SUPPORTS**  
MOTION:                     **SECOND:**  
COMMENTS: **NO SHOW**
  
6. OWNER: **SCOTT & AMANDA RICHARDSON**  
CONTRACTOR: **RUIDOSO CUSTOM BUILDERS**  
ADDRESS: **133 MULLIGAN**  
SUBD: **ALG&CC** UNIT: **2** BLK: **6** LOT: **28**  
REQUEST: **Remove & replace full roof and resurface front deck**  
MOTION:     **PAM**                 **SECOND: CHRIS**  
  
COMMENTS: **PERMIT ISSUED; FEE \$50**

7. OWNER: **PAUL & LINDA JONES**  
CONTRACTOR: **BM FENCE**  
ADDRESS: **907 HIGH MESA**  
SUBD: **ALG&CC** UNIT: **1** BLK: **4** LOT: **23**  
REQUEST: **Courtyard**  
MOTION:                      SECOND:  
COMMENTS: **WILL NEED TO RE-SUBMIT**

## **SHORT TERM RENTALS**

*UPDATE ON SHORT TERM RENTALS: UPDATE SPREADSHEET TO INCLUDE DESTROYED PROPERTIES*

## **PERMIT FOLLOW UP & NEW BUSINESS**

1. NEW TOPICS: **DISCUSS PROCEDURE FOR DESTROYED PROPERTY**
  
2. PUBLIC COMMENTS: **JAMES PARKER HAD QUESTIONS ABOUT THE POSSIBILITY OF A VARIANCE FOR 1276 HIGH MESA TO CORRECT WATER DIVERSION, IT WAS RECOMMENDED HE GET A STRUCTURAL ENGINEER TO DETERMINE THE NEEDS/RESOLUTION FOR CORRECTING THE WATER DIVERSION.**
  
3. COMMISSIONER COMMENTS: **ORDINANCE FOR NEW APPROVED MATERIALS; STATUS OF HANDBOOK APPROVAL BY BOARD; CHANGE AND/OR REVISION OF BYLAWS. COMMISSIONERS TO DISCUSS PROCEDURES AND/OR PROCESSES FOR CLEANUP, TRASH, TRAILERS, MOBILE HOMES, RVs, ETC... - PROPERTY OWNERS WITH FIRE DAMAGE SHOULD CONTACT COUNTY AND USE APPROVED CONTRACTORS**
  
4. REPLATS:

## OLD BUSINESS

1. ISSUES/CONCERNS/COMPLAINTS: TRAILERS NOT PERMITTED; CANNOT LIVE IN OR CONDUCT BUSINESS; TRAILERS ARE AN ISSUE THROUGHOUT THE AREA; ACC SHOULD ENFORCE, ALSZD WILL SUPPORT/STEP IN WHEN NECESSARY. NEED TO HAVE A POSTING IN THE AVALANCHE REGARDING THE NEED TO REMOVE TRAILERS; JIM WILL SEND STAN AND EMAIL WITH POST.
2. PAST ACTIONS:

## INFORMAL DISCUSSIONS:

1. GENERAL COMMENTS:
2. ACC – ANY COMMENTS/CONCERNS: STAN WAS IN ATTENDANCE

## TREASURER'S REPORT

1. TOTAL PERMIT FEES RECEIVED: \$401
2. BANK ACCOUNT BALANCE : \$23,310.76
3. INVOICE APPROVALS: 1 COMPLIANCE INSPECTION

NEXT REGULAR MEETING WILL BE August 7, 2024 at 9:00 AM; STAG ROOM OF ALG&CC, 1 MULLIGAN DR, ALTO, NM. SUBMISSION DEADLINE FOR PERMIT APPLICATIONS IS 3:00 PM July 25, 2024. CONTACT ABBY IN THE ALG&CC OFFICE FOR INSTRUCTIONS OR EMAIL TO HER AT, [ABBYNEV@ALTOLAKESGOLF.COM](mailto:ABBYNEV@ALTOLAKESGOLF.COM) SHORT TERM RENTAL AND COMPLIANCE PERMITS CONTACT ALSZD DIRECTLY, EMAIL: [INFO.ALSZD@GMAIL.COM](mailto: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 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.