

Alto Lakes Special Zoning District

Meeting Notice for Upcoming Regular Meeting

The Alto Lakes Special Zoning District Commission meets at the Alto Lakes Golf and Country Club, 1 Mulligan Drive, Alto, NM. Actual meeting room to be posted before the meeting. Agenda to be posted on nmalszd.com no later than seventy-two hours prior to meeting.

MINUTES JULY 06, 2023

1. Call to order: **NICKI 9AM**
2. Roll call:
 - Keith Spaniel Present X Absent _____ **VIA PHONE**
 - Pam Wilson Present X Absent ___
 - Nicki Foreman Present X Absent
 - Robert McWilliams Present ___ Absent X
 - Jennifer Gray Present ___ Absent X
3. Pledge of Allegiance: **LED BY NICKI**
4. Approval of Meeting Agenda: Motion: PAM Second: KEITH
5. Approval of Minutes from **06/15/23** Motion: KEITH Second: PAM

PERMIT REQUESTS:

- 1) **OWNER: CATHY AND ZERO RIVERS**
CONTRACTOR: TOWER CONSTRUCTION
PROPERTY: 130 MULLIGAN SUBD: AL; UNIT 1; BLK 4; LOT 16
REQUEST: Demo front entry replace with covered front deck; add carport
Motion: **PAM** Second: **NICKI**
Comments: **PERMIT ISSUED; FEE \$277 PENDING VOR**
- 2) **OWNER: ROBERT McCLESKY**
CONTRACTOR: ALTO MESA BUILDERS
PROPERTY: 104 PINEHURST SUBD; ALG&CC; UNIT 3; BLK 11; LOT 10
REQUEST: add 5x7 elevator enclosure with elevator on NE side of home
Motion: **KEITH** Second: **PAM**
Comments: **PERMIT ISSUED; FEE \$185 PENDING VOR**
- 3) **OWNER: JESSIE SALK**
CONTRACTOR: RAY MONTES
PROPERTY: 167 MIDIRON DR SUBD: ALG&CC; UNIT 5; BLK 14; LOT43
REQUEST: add 24x24 garage 2 story

Motion: **PAM** Second: **KEITH**
Comments: **PERMIT ISSUED; FEE \$265.20**

C. **Short-term Rental Permits** MARK SEGALINE STR APPLICATION PERMIT ISSUED; CARRYOVER X2 MAKAYLA GORMAN STR APPLICATION PERMIT ISSUED; DEBBIE HIGDON APPEARING ON BEHALF OF GARY & DIANA SCHWEDE STR APPLICATION PERMIT ISSUED. S BARTLEY STR APPLICATION NO SHOW.

188 SUN VALLEY RD WILL NO LONGER BE A STR, PROPERTY OWNER TO LIVE HERE FULL TIME AS OF JUNE 01,2023. 141 SUNSET NO LONGER STR. 141 ALTO MESA CURRENTLY REMODELING, WILL OBTAIN A NEW STR PERMIT ONCE READY. 204 BRENTWOOD PROPERTY OWNER CURRENTLY LIVING HERE, WILL OBTAIN PERMIT WHEN THEY ARE READY. 154 & 156 BRENTWOOD NO LONGER STR, LONG TERM ONLY PER ACC OFFICE. 107 COGGINS NO LONGER STR PER PROPERTY OWNER. 171 DEER PARK NO LONGER STR PER PROPERTY OWNER. 1389 HIGH MESA NO LONGER STR PER PROPERTY OWNER.

D. Re-plats:

7. OLD BUSINESS

- A. **Issues/Concerns/Complaints:**
- B.
- C. Past Actions:

Permit Follow-Up:

8. NEW BUSINESS

- A. New topics: BILL LEMASTER OF HUMMINGBIRD CABINS, WOULD LIKE TO DISCUSS THE COMPLIANCE INSPECTION WITH COMMISSIONERS. BILL FEELS AS IF 154 & 156 BRENTWOOD COULD BE FUNCTIONING AS A BOARDING HOUSE; ASKED WHY NOW FOR INSPECTIONS, PAM DISCUSSED THE NEED FOR THESE SHOULD HAVE BEEN PUT IN PLACE SOME TIME AGO. BILL SUGGESTED WE INCLUDE SMOKE DETECTORS AND CO2 DETECTORS ON OUR CHECKLIST. INQUIRED ABOUT FEE, PAM EXPLAINED THE FEE MAY BE REDUCED AFTER INITIAL INSPECTION, IF ITS COST EFFECTIVE AND EXPENSES ARE COVERED. ALSO ASKED IF WE WOULD CONSIDER INCLUDING ADDRESSES FOR NEW STR PERMIT APPLICATION. REQUESTED DEFINITION OF FIREPITS, PAM LET HIM KNOW WE WOULD GET WITH OUR LEGAL COUNSEL FOR DIRECTION ON THESE ITEMS.
- B. Public Comments: Commissioner Comments: MICHELLE WILLIAMS WITH COUNTY OF LINCOLN WAS PRESENT, WANTED TO INTRODUCE HERSELF AND GET FAMILIAR WITH ALSZD AND PROCEDURES.
- C. CINDI WILL CONTACT LIAM AND GET GUIDANCE WITH FIRPIT DEFINITION; ADDING ADDRESSES TO STR PERMIT INFO ON AGENDA; RENTALS THEY POTENTIALLY FUNCTION AS BOARDING HOUSES.

9. Informal Discussions:

- 1) General comments
- 2) Update on unpermitted short-term rentals. PAM – 221 MIDIRON NO LONGER IN VIOLATION OF STR; THEY ARE NOT RENTING, CINDI SPOKE WITH PROPERTY OWNER WHO IN TURN RESOLVED ANY OUTSTANDING ISSUES.

10. Treasurer's Report.

A. Permit Fees:

- 1) Total of permit fees receive: \$3,427.20

2) Additional fees received : \$

B. Bank account: **Balance as of 7/05/23 \$14,843,13**

C. Invoice Approvals **CHUBB INSURANCE WAITING ON INVOICE PAID \$1920;**
COMPLIANCE INSPECTION INVOICE PAID \$300

11. Announcement of Upcoming Meetings: **Next Regular meeting: July 20, 2023 at 9:00;** Stag Room of ALG&CC; 1 Mulligan Dr, Alto, NM. **Submission deadline for permit applications is 3:00 pm July 14, 2023**

12. Adjournment:

The agenda for the meeting can be revised and published up to seventy-two hours prior to the meeting and will be posted on the public bulletin board at ALG&CC, Alto, NM. 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 Meetings Act. The Commission may revise the order of Agenda items considered at this Open Meeting.