

# 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 AUGUST 03, 2023

1. Call to order: **KEITH 9AM**
2. Roll call:  
Keith Spaniel Present X Absent \_\_\_\_  
Pam Wilson Present X Absent \_\_\_\_  
Nicki Foreman Present X Absent \_\_\_\_  
Robert McWilliams Present X Absent \_\_\_\_  
Jennifer Gray Present \_\_\_\_ Absent X \_\_\_\_
3. Pledge of Allegiance: **LED BY KEITH**
4. Approval of Meeting Agenda: Motion: **PAM** Second: **ROBERT**
5. Approval of Minutes from **07/20/23**: Motion: **ROBERT** Second **NICKI**

#### PERMIT REQUESTS:

- 1) **OWNER: CHASE CHRISTENSEN**  
**CONTRACTOR:**  
**PROPERTY: 126 BLAZING STAR TRAIL SUBD: DPM; UNIT 11; LOT 10**  
**REQUEST: New Construction**  
Motion: **PAM** Second: **NICKI**  
**Comments: Permit issued; Fee \$518.40 waiting on VOR**
- 2) **OWNER: ROBERT KELLEY**  
**CONTRACTOR: 172 DEER PARK DR SUBD: DPW; UNIT 2; LOT 56**  
**PROPERTY: Courtyard**  
**REQUEST:**  
Motion: Second:  
**Comments: carryover, waiting on survey**
- 3) **OWNER: ERNESTO MORENO**  
**CONTRACTOR: JEM CONSTRUCTION**  
**PROPERTY: 904 HIGH MESA**  
**REQUEST: Addition; 3 bedrooms, 1 bath, family room and dining room 1308 sq ft**  
  
Motion: Second:  
**Comments: carryover, needs survey**
- 4) **OWNER:**  
**CONTRACTOR:**  
**PROPERTY:**  
**REQUEST:**  
Motion: Second:  
**Comments:**

- 5) **OWNER: CONTRACTOR:**  
**PROPERTY**  
**REQUEST:**  
Motion: Second:  
Comments:

C. **Short-term Rental Permits** **BARTLEY, SEAN SIMPSON APPEARING ON HIS BEHALF STR APPLICATION. APPROVED**

D. Re-plats:

7. OLD BUSINESS

- A. **Issues/Concerns/Complaints:** 105 Blue Ridge, shed. Keith motioned to grandfather shed in with understanding of no replacement or major repairs will be approved, Nicki Second; Pam abstained.
- B.
- C. Past Actions: 114 French Red Tag for courtyard & grass – Les Baily appeared on behalf of Kitty Thornton property owner, Les stated the fence was already there and he made repairs in May 2023. Carryover to 8/17/23

Permit Follow-Up:

8. NEW BUSINESS – Add Keith Spaniel to ALSZD bank account, remove Nicki Foreman.

- A. New topics: **AMANDA GEARHART WOULD LIKE TO DISCUSS ADDING A GATE TO HER DRIVEWAY.** Amanda Gearhart provided documentation of trespassers and issues with people on her property without permission. None of the commissioners are opposed to approving this, but, she was instructed to talk with ACC as well to see if gates could be permitted.
- B. Public Comments: Commissioner Comments:

9. Informal Discussions:

- 1) General comments: **Process for issuing STR permit prior to a Compliance Inspection. Pam motioned to approve process, Robert seconded. Email from Maggie regarding properties with on-going issues, carryover**
- 2) Update on unpermitted short-term rentals. **PAM – recommended Keith , Robert and Jennifer get login and access from Granicus and get oriented with STR**

10. Treasurer’s Report.

A. Permit Fees:

- 1) Total of permit fees receive: **\$1568.40**
- 2) Additional fees received : **\$0**

B. Bank account: **Balance as of 7/31/23 \$16,696.94**

C. Invoice Approvals **Compliance Inspection Invoice approved**

11. Announcement of Upcoming Meetings: **Next Regular meeting: August 17, 2023 at 9:00;** Stag Room of ALG&CC; 1 Mulligan Dr, Alto, NM. **Submission deadline for permit applications is 3:00 pm August 11, 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.