

Alto Lakes Special Zoning District

**ALSZD MINUTES SEPTMEBER 04, 2024**

1. Call meeting to order - **JIM @ 9AM**
2. Attendance:  
James Abbott/Chair: Present **X** Absent \_\_\_\_  
Robert McWilliams: Present **X** Absent \_\_\_\_ **VIA PHONE**  
Chris Goff/STR: Present **X** Absent \_\_\_\_ **VIA PHONE**  
Keith Spaniel: Present \_\_\_\_ Absent **X**
3. Pledge of Allegiance led by: **JIM**
4. Approval of Agenda for 09/04/24: Motion: **CHRIS** Second: **JIM**
5. Approval of Minutes from 08/21/24: Motion: **CHRIS** Second: **JIM**

**PERMIT REQUESTS**

1. OWNER: **JOHN & CAROL BENFATTI**  
CONTRACTOR: **A & A CONSTRUCTION**  
ADDRESS: **140 CROOKED STICK**  
SUBD: **DPW TOWNHOMES** UNIT: **6** BLK: LOT: **33A**  
REQUEST: **DEMO UPSTAIRS DECK; BUILD NEW DECK WITH TREK**  
MOTION: **CHRIS** SECOND: **JIM**  
COMMENTS: **PERMIT ISSUED PENDING VOR; FEE \$100**
  
2. OWNER: **MICHAEL BALMER**  
CONTRACTOR:  
ADDRESS:  
SUBD: UNIT: BLK: LOT:  
REQUEST: **DISCUSS SETBACKS AND BUILDING QUESTIONS**  
MOTION: SECOND:  
COMMENTS: **NO SHOW WILL NEED TO RESUBMIT**
  
3. OWNER: **RON MICHELENA**  
CONTRACTOR: **M4 CONSTRUCTION**  
ADDRESS: **206 FORT STANTON**  
SUBD: **SB** UNIT: **2** BLK: **7** LOT: **7A**  
REQUEST: **BUILD FREE STANDING CARPORT**  
MOTION: SECOND:  
COMMENTS: **WILL NEED TO RESUBMIT DUE TO BUILDER'S ADDRESS INCORRECT WITH STATE**

4. OWNER: **TREY THRASH**  
CONTRACTOR: **M4 CONSTRUCTION**  
ADDRESS: **129 PINE CONE**  
SUBD: **SB** UNIT: **1** BLK: **1** LOT: **52**  
REQUEST: **BUILD NEW FREESTANDING DECK & CONNECT TO EXISTIG DECK**  
MOTION: **CHRIS** SECOND: **JIM**  
COMMENTS: **PERMIT ISSUED; FEE \$50**

5. OWNER:  
CONTRACTOR:  
ADDRESS:  
SUBD: UNIT: BLK: LOT:  
REQUEST:  
MOTION: SECOND:  
COMMENTS:

6. OWNER:  
CONTRACTOR:  
ADDRESS:  
SUBD: UNIT: BLK: LOT:  
REQUEST:  
MOTION: SECOND:  
COMMENTS:

## **SHORT TERM RENTALS**

**UPDATE ON SHORT TERM RENTALS: ISSUED 3 STR PERMITS (RENEW) -2 MORE BY 9/5/24 THESE WILL BE NEW ISSUES**

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

1. NEW TOPICS:
2. PUBLIC COMMENTS:

3. COMMISSIONER COMMENTS: ORDINANCE FOR NEW APPROVED MATERIALS; STATUS OF HANDBOOK APPROVAL BY BOARD; CHANG AND/OR REVISION OF BYLAWS; COMMISSIONERS TO DISCUSS PROCEDURES AND/OR PROCESSES FOR CLEANUP, TRASH, MOBILE HOMES, RVS, TINY HOMES, ETC... **NEED TO DISCUSS POSSIBILITES FOR ALTERNATE COMMISSIONERS AND BACK UP COMMISSIONERS MOVING FORWARD**
4. REPLATS: THIS PROCESS NEEDS CLARIFICATION, IT IS THE SAME PROCESS AS A VARIANCE, ORDINANCE NEEDS CLARIFICATION.

## **OLD BUSINESS**

1. ISSUES/CONCERNS/COMPLAINTS:
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: **\$150 + STR FEES**
2. BANK ACCOUNT BALANCE : **\$17,584.86**
3. INVOICE APPROVALS: **COMPLIANCE INSPECTIONS APPROVED**

NEXT REGULAR MEETING WILL BE **SEPTEMBER 18, 2024 AT 9:00 AM**; STAG ROOM OF ALG&CC, 1 MULLIGAN DR, ALTO, NM. **SUBMISSION DEADLINE FOR PERMIT APPLICATIONS IS 3:00 PM SEPTEMBER 12,2024**, 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 MEETNG AND WILL BE POSTED ON THE PUBLIC BULLETING BOARD AT ALG&CC AS WELL AS ON OUR WEBSITE [NMALSZD.COM](http://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.