

# Alto Lakes Special Zoning District

## ALSZD AGENDA JANUARY 14, 2026

1. Call meeting to order
2. Attendance:

James Abbott/Chair: Present    Absent     
Robert McWilliams/Secretary: Present    Absent     
Cindi Nutter /STR: Present    Absent     
James Russ /Treasurer: Present:    Absent     
Angel Chavez: Present:    Absent   

3. Pledge of Allegiance led by:

4. Approval of **Agenda** for **01/14/2026**: Motion: Second:  
5. Approval of **Minutes** from **12/10/2025**: Motion: Second:

### PERMIT REQUESTS

OWNER: **RICHARD & SUSAN MIDDLETON**  
CONTRACTOR: **ARMANDO GOMEZ** LICENSE:  EXP:   
ADDRESS: **104 EL SENDERO TRAIL**  
SUBD: **HM** UNIT: **3** BLK: **5** LOT: **27A**  
REQUEST: **entire house restucco**  
MOTION: SECOND:  
COMMENTS:

OWNER: **KYLE & ROBIN HARDER**  
CONTRACTOR: **HARDER CUSTOM BUILDERS** LICENSE: **51024** EXPIRES:   
ADDRESS: **1401 HIGH MESA**  
SUBD: **HM** UNIT: **2** BLK:  LOT: **19**  
REQUEST: **new construction**  
MOTION: SECOND:  
COMMENTS:

OWNER: **DEBORAH & MICHAEL MILLER**  
CONTRACTOR: **OUTLAW PAINTING** LICENSE:  EXP:   
ADDRESS: **207 RACOON CT**  
SUBD:  UNIT:  BLK:  LOT:   
REQUEST: **remove cracked stucco and replace**  
MOTION: SECOND:  
COMMENTS:

OWNER: **DENNIS & KATHERING ROBBINS**  
CONTRACTOR: **ASCENT BUILDERS** LICENSE: **378095** EXP:  
ADDRESS: **106 MESA VISTA WAY**  
SUBD: **LE** UNIT: **2** BLK: **5** LOT: **2A**  
REQUEST: **demo existing deck; install new deck**  
MOTION: SECOND:  
COMMENTS:

OWNER: **EDWARD & JULIE OGAS**  
CONTRACTOR: **ALICANTE HOMES** LICENSE: **?** EXP:  
ADDRESS: **822 HIGH MESA**  
SUBD: **HM** UNIT: **2** BLK: **6** LOT: **30**  
REQUEST: **new construction**  
MOTION: SECOND:  
COMMENTS:

OWNER: **MARGARET MARX**  
CONTRACTOR: **JOSHUA CASTANEDA** LICENSE: **394471** EXP:  
ADDRESS: **152 EAGLE RIDGE**  
SUBD: **HM** UNIT: **1** BLK: **1** LOT: **27**  
REQUEST: **new construction**  
MOTION: SECOND:  
COMMENTS:

OWNER: **MARSHA MATTHEWS**  
CONTRACTOR: **RELIABLE REMODELING** LICENSE: **416170** EXP:  
ADDRESS: **108 PINECONE LANE**  
SUBD: UNIT: BLK: LOT:  
REQUEST: **remove trex decking over existing structure; add trusses to form gabled roof**  
MOTION: SECOND:  
COMMENTS:

OWNER: **KYLE PAUL**  
CONTRACTOR: LICENSE: EXP:  
ADDRESS: **186 CROWN RIDGE RD**  
SUBD: **SB** UNIT: BLK: **1** LOT: **28 & 29+**  
REQUEST: **lot combo/replat**  
MOTION: SECOND:  
COMMENTS: **\$50 resubmit fee; no show for 12/10/25 meeting**

OWNER: **STEVE & SUE FREEMAN**  
CONTRACTOR: **JRP MASTER BUILDERS** LICENSE: **360479** EXP:  
ADDRESS: **224 SADDLEBACK**  
SUBD: **DPV** UNIT: **9** BLK: LOT: **247**  
REQUEST: **courtyard**  
MOTION: SECOND:  
COMMENTS:

OWNER: **DANNY & LISA BRUMLEY**  
CONTRACTOR: **CDP BUILDERS** LICENSE: **366127** EXP:  
ADDRESS: **114 DEER PARK DRIVE**  
SUBD: **DPW** UNIT: **7** BLK: **LOT: 8**  
REQUEST: **build retaining wall @ garage back out**  
MOTION: **SECOND:**  
COMMENTS:

### **SHORT TERM RENTALS**

**UPDATE ON SHORT TERM RENTALS: STR PERMITS/COMPLIANCE INSPECTIONS - ONBOARDING IN PROCESS WITH DECKARD; DECKARD TECHNOLOGIES NOW SCRUBBING SITES; REFLECTS 138 STR; CINDI IS WORKING ON UPDATING, ORGANIZATION AND PREPARING EMAILS/LETTERS FOR ALL OF THOSE PROPERTIES TO GET EVERYONE CURRENT AND IN COMPLIANCE.**

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

1. NEW TOPICS: Replat/Lot Combo Request and Fee Motion: Second: Add to all permits issued for projects, permit to be turned in upon project completion, \$50 fee/fine if it's not turned in within 3 days of completion. This will allow for an inspection if deemed necessary by ALSZD. Motion: Second:
2. RED TAG(S):
3. PUBLIC COMMENTS:
4. COMMISSIONER COMMENTS: Appoint Leslie Sisk, 6month term Motion: Second:
5. REPLATS: KYLE PAUL, SEE ABOVE

### **OLD BUSINESS**

1. ISSUES/CONCERNS/COMPLAINTS:
2. PAST ACTIONS

**INFORMAL DISCUSSIONS:**

1. GENERAL COMMENTS:
  
2. ACC – ANY COMMENTS/CONCERNS:

**TREASURER'S REPORT**

1. TOTAL PERMIT FEES RECEIVED:
  
2. BANK ACCOUNT BALANCE :
  
3. INVOICE APPROVALS -

NEXT REGULAR MEETING WILL BE **February 04, 2026 at 9:00 AM**; STAG ROOM OF ALG&CC, 1 MULLIGAN DR, ALTO, NM. **SUBMISSION DEADLINE FOR PERMIT APPLICATIONS IS 3:00 PM January 29, 2026**, CONTACT STEVEN SIAS IN THE ALG&CC OFFICE FOR INSTRUCTIONS OR EMAIL TO HIM AT, [STEVEN.SIAS@ALTOLAKESGOLF.COM](mailto:STEVEN.SIAS@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 BULLETIN BOARD AT ALG&CC AS WELL AS ON OUR WEBSITE NMALSDZ.COM 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 MEETING ACT. THE COMMISSION MAY REVISE THE ORDER OF AGENDA ITEMS CONSIDERED AT THE OPEN MEETING.