

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 OGAZ
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 SHORT TERM RENTAL AND COMPLIANCE PERMITS CONTACT ALSZD DIRECTLY, EMAIL: 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.