

Alto Lakes Special Zoning District

ALSZD MINUTES JANUARY 14, 2026

1. Call meeting to order JIM @ 9:00AM
2. Attendance:
James Abbott/Chair: Present X Absent ___
Robert McWilliams/Secretary: Present X Absent ___
Cindi Nutter /STR: Present X Absent ___
James Russ /Treasurer: Present: X Absent ___
Angel Chavez/ProjectInspector: Present: X Absent
3. Pledge of Allegiance led by: JIM
4. Approval of **Agenda** for 01/14/2026: Motion: **ROBERT** Second: **CINDI**
5. Approval of **Minutes** from 12/10/2025: Motion: **JAMES** Second: **ROBERT**

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: **ROBERT** SECOND: **JAMES**
COMMENTS: **PERMIT ISSUED; FEE \$400**

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: **ROBERT** SECOND: **JAMES**
COMMENTS: **PERMIT ISSUED; FEE \$150; 8FT RETAINING WALL**

OWNER: **DEBORAH & MICHAEL MILLER**
CONTRACTOR: **OUTLAW PAINTING** LICENSE: EXP:
ADDRESS: **207 RACoon CT**
SUBD: UNIT: BLK: LOT:
REQUEST: **remove cracked stucco and replace**
MOTION: **ROBERT** SECOND: **JAMES**
COMMENTS: **PERMIT ISSUED; FEE \$400**

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: JAMES SECOND: CINDI
COMMENTS: PERMIT ISSUED; FEE \$424,50; 498 SQ FT

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: NEED TO RESUBMIT; NEEDS SURVEY WITH PROPOSED HOUSE ON IT

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: ANGEL SECOND: JAMES
COMMENTS: PERMIT ISSUED; FEE \$1974; SQ FT 3448

OWNER: MARSHA MATTHEWS
CONTRACTOR: RELIABLE REMODELING LICENSE: 416170 EXP:
ADDRESS: 108 PINECONE LANE
SUBD: SB UNIT: 2 BLK: 4 LOT: 48
REQUEST: remove trex decking over existing structure; add trusses to form gabled roof
MOTION: JAMES SECOND: ROBERT
COMMENTS: PERMIT ISSUED; FEE \$401.75

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 NO SHOW 2ND TIME

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: NO PERMIT NECESSARY, ALREADY HAVE THE PERMIT

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: **RESUBMIT; PROPERTY OWNER'S TO BE PRESENT**

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: ROBERT Second: JAMES 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: JAMES Second: ROBERT; ANGEL CHAVEZ PROJECT INSPECTOR ANGEL ACCEPTED RESOLUTION FOR REMOVAL OF A COMMISSIONER SIGNED AND EFFECTIVE IMMEDIATELY**
2. **RED TAG(S):**
3. **PUBLIC COMMENTS:**
4. **COMMISSIONER COMMENTS: Appoint Leslie Sisk, 6month term Motion: CINDI Second: JAMES**
5. **REPLATS: KYLE PAUL, SEE ABOVE NO SHOW 2ND TIME**

OLD BUSINESS

1. **ISSUES/CONCERNS/COMPLAINTS: COMPLAINT RECEIVED BY CLUB OFFICE ON 1/7/26, ALSZD RECEIVED THE COMPLAINT 1/14/26**
2. **PAST ACTIONS**

INFORMAL DISCUSSIONS:

1. GENERAL COMMENTS:
2. ACC – ANY COMMENTS/CONCERNS: **NO ACC REPRESENTATIVE IN ATTENDANCE**

TREASURER'S REPORT

1. TOTAL PERMIT FEES RECEIVED:
2. BANK ACCOUNT BALANCE : \$49,222.30
3. INVOICE APPROVALS – PHIL DIEN, WEBMASTER, \$225 JULY-DEC 2025; COMPLIANCE INSPECTIONS X4

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.