Alto Lakes Special Zoning District

ALSZD MINUTES OCTOBER 01, 2026

1. Call meeting to order - **JIM @ 9:00AM**

2. Attendance:
3. James Abbott/Chair: Present_X_Absent__
4. Robert McWilliams/Secretary: Present_X_Absent___
5. Cindi Nutter/STR: Present _X_ Absent___
6. James Russ/Treasurer Present: X_ Absent___
7. Angel Chavez/Proj Insp: Present:_X_Abscent__
8. Leslie Sisk/Proj Insp Present: X Abscent:
9. Roi Ratliff/Proj Insp Present: X Abscent:

10. Pledge of Allegiance led by: **JIM**

11. Approval of Agenda for 10/01/2026: Motion: **ROBERT** Second: **JAMES**
12. Approval of Minutes from 09/17/2026: Motion: **JAMES** Second: **ROBERT**

PERMIT REQUESTS

1. OWNER: **DONNY STELZER**
CONTRACTOR: **CIRCLE E, LLC** **LICENSE: EXP:**
ADDRESS: **811 HIGH MESA**
SUBD: **ALG&CC** UNIT: **1** BLK: **4** LOT: **27**
REQUEST: **REPLACE ROTTING WOOD ON DECK**
MOTION: **ROBERT** SECOND: **JAMES**
COMMENTS: **PERMIT ISSUED; FEE $125.00**

2. OWNER: **TEX TIMBERLAKE**
CONTRACTOR: **CIRCLE E, LLC** **LICENSE: EXP:**
ADDRESS: **264 DEER PARK DR**
SUBD: **DPW** UNIT: **6** BLK: LOT: **162B1**
REQUEST: **COVER EXISTING DECK WITH CLEAR LEXAN** **TOTAL SQ FT:_____**
MOTION: **JAMES** SECOND: **ANGEL**
COMMENT: **PERMIT ISSUED; FEE $125.00**

3. OWNER: **MICHAEL & KELLY ADAMS**
CONTRACTOR: **GERARDO RAMI** **LICENSE: 415379 EXP:**
ADDRESS: **204 FAWN DR**
SUBD: **DPW** UNIT: **1** BLK: LOT: **33**
REQUEST: **INSTALL CHANNEL DRAIN**
MOTION: **LESLIE** SECOND: **ANGEL**
COMMENTS: **PERMIT ISSUED; FEE $125.00**

4. OWNER: VITO CARBONE
CONTRACTOR: CIRCLE E, LLC LICENSE: EXP:
ADDRESS: 1391 HIGH MESA
SUBD: HM UNIT: 1 BLK: 4 LOT: 37
REQUEST: INSTALL DECK; INSTALL ROOF OVER EXISTING DECK
MOTION: LESLIE SECOND: ANGEL
COMMENTS: PERMIT ISSUED; FEE $125.00

5. OWNER: JAMES STEPHEN & MARTHA DEGROAT
CONTRACTOR: LICENSE: EXP:
ADDRESS: 103 WILD TURKEY
SUBD: DPW UNIT: 2 BLK: LOT: T43A
REQUEST: DOG RUN
MOTION: SECOND:
COMMENTS: RESUBMIT, PROPSED DOG RUN IS IN THE SETBACKS

6. OWNER: TRES FEATHERSTONE
CONTRACTOR: JEM COS, LLC LICENSE: EXP:
ADDRESS: 108 FRENCH
SUBD: ALG&CC UNIT: 2 BLK: 6 LOT: 18
REQUEST: STUCCO EXTERIOR
MOTION: ROBERT SECOND: JAMES
COMMENTS: PERMIT ISSUED; HOME IS 3000 SQ FT; FEE $400.00

7. OWNER: BILLY HOOVER & DEBORAH WEBB
CONTRACTOR: LOREN SAGO LICENSE: EXP:
ADDRESS: 325 HIGH MESA
SUBD: ALG&CC UNIT: 3 BLK: 12 LOT: 3&4
REQUEST: DEMO DECK; INSTALL NEW DECK; ROOF; RAILING
MOTION: SECOND:
COMMENTS: RED TAG; PAID $200 REDTAG FEE; RESUBMIT, SURVEY UNOFFICAL COPY

8. OWNER: JOHN LANCE LAMMONS
CONTRACTOR: LICENSE: EXP:
ADDRESS: 213 FLICKER COURT
SUBD: DPW UNIT: 3 BLK: LOT: 27
REQUEST: VARIANCE
MOTION: SECOND:
COMMENTS: RESUBMIT, NEED TO SEE A COPY OF THE LETTER SENT OUT, ANY RESPONES TO NOTICE?

9. OWNER: STUART QUADOR
CONTRACTOR: JOSHUA CASTANADA LICENSE: 394471 EXP:
ADDRESS: 909 HIGH MESA
SUBD: ALG&CC UNIT: 1 BLK: 4 LOT: 22
REQUEST: DEMO EXISTING STRUCTURE; CONSTRUCT NEW HOME
MOTION: JAMES SECOND: ROBERT
COMMENTS: PERMIT FOR DEMO ONLY; FEE $250; PENDING STATE PERMIT******STATUS CHANGE***PERMIT DENIED INDEFINITLEY, FEE REIMBURSED, PROCESS TO BE CLARIFIED; BOARD TO BE NOTIFIED; STATE TO BE CONTACTED; OWNERS TO BE PRESENT WHEN ALL AVENUES AND PROCESSES HAVE BEEN DETERMINED, TENTATIVELY FIRST WEEK IN NOVEMBER.

10. OWNER: JEFF SUTHERLAND
CONTRACTOR: EXP CONST LICENSE: EXP:
ADDRESS: 189 MIRA MONTE
SUBD: HM UNIT: 4 BLK: 11 LOT:
REQUEST: REPAIR STUCCO
MOTION: JAMES SECOND: LESLIE
COMMENTS: PERMIT ISSUED; FEE $400.00

11. OWNER: **SARA WARREN**
CONTRACTOR: **DANIEL HOLLY** **LICENSE:** **EXP:**
ADDRESS: **254 DEEP PARK**
SUBD: **DPW** UNIT: **6** BLK: LOT: **172A**
REQUEST: **CONRETE PAD FOR HOT TUB?; INSTALL DECK AROUND THAT?; STEPS OFF PORCH?**
MOTION: SECOND:
COMMENTS: **RED TAG PAID FEE $250.00; RESUBMIT**

12. OWNER: **PAT WIGGINS**
CONTRACTOR: **CIRCLE E, LLC** **LICENSE:** **EXP:**
ADDRESS: **100 GREENBRIER CT**
SUBD: **ALG&CC** UNIT: **4** BLK: **11** LOT: **15A**
REQUEST: **STUCCO REPAIR**
MOTION: **JAMES** SECOND: **ROBERT**
COMMENTS: **PERMIT ISSUED; FEE $400**

PERMIT FOLLOW UP & NEW BUSINESS

1. NEW TOPICS:
2. PUBLIC COMMENTS:
3. COMMISSIONER COMMENTS:

OLD BUSINESS

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

INFORMAL DISCUSSIONS:

1. GENERAL COMMENTS:

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

TREASURER'S REPORT

1. TOTAL PERMIT FEES RECEIVED: **$2150.00**

2. BANK ACCOUNT BALANCE : **$49874.91**

3. INVOICE APPROVALS: **DECKARD TECHNOLOGIES**

NEXT REGULAR MEETING WILL BE August 20, 2026 AT 9:00 AM; STAG ROOM OF ALG&CC, 1 MULLIGAN DR, ALTO, NM. SUBMISSION DEADLINE FOR PERMIT APPLICATIONS IS 3:00 PM August 13, 2026; CONTACT STEVEN IN THE ALG&CC OFFICE FOR INSTRUCTIONS OR EMAIL TO HER AT, STEVEN.SIAS@ALTOLAKESGOLF.COM SHORT TERM RENTAL AND COMPLIANCE PERMITS CONTACT ALSZD DIRECTLY, EMAIL: INFO.ALSZD@GMAIL.COM

ADJOURNMENT: MOTION: LESLIE SECOND: ROI

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 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.