

Alto Lakes Special Zoning District

ALSZD MINUTES NOVEMBER 19, 2020

1. Call meeting to order JIM @ 9:00 am
2. Attendance:
James Abbott/Chair: Present x Absent ____
Robert McWilliams: Present x Absent ____
Chris Goff/STR: Present ____ Absent x
Cindi Nutter (A): Present: x Absent ____
James Russ: Present: x Absent ____
3. Pledge of Allegiance led by:
4. Approval of Agenda for 11/19/2025: Motion: **Robert** Second: **James**
5. Approval of Minutes from 11/05/2025: Motion: **James** Second: **Robert**

PERMIT REQUESTS

OWNER: **SEAN SIMPSON**

CONTRACTOR: **LICENSE:** **EXP**

ADDRESS: **204 QUAIL RUN**

SUBD: UNIT: BLK: LOT:

REQUEST: **EXTENSION TO COMPLETE COURTYARD; PERMIT EXP 11/20/25**

MOTION: SECOND:

COMMENTS: **Extended to 5/20/25**

OWNER: **DENNIS & KATHERINE ROBBINS**

CONTRACTOR: **ASCENT BUILDERS** **LICENSE:** **378095 EXPIRES:**

ADDRESS: **106 MESA VISTA WAY**

SUBD: **LE** UNIT: **2** BLK: **5** LOT: **2A**

REQUEST: **DEMO DECK; INSTALL NEW DECK**

MOTION: SECOND:

COMMENTS: **Needs survey resubmit**

OWNER: ROBERT CURTIS
CONTRACTOR: EXPRESS CONST LICENSE: EXPIRES:
ADDRESS: 146 CROWN RIDGE
SUBD: SB UNIT: 1 BLK: 1 LOT: 46
REQUEST: SIDE DRIVEWAY; REMOVE ASPHALT ADD CONCRETE
MOTION: Robert SECOND: James
COMMENTS: Permit issued; Fee \$125

OWNER: LES CARTER
CONTRACTOR: CYCLONE CONST LICENSE: 403657 EXPIRES:
ADDRESS: 103 CINCH
SUBD: DPV UNIT: 9 BLK: 261 LOT:
REQUEST: NEW CONSTRUCTION; PERMIT EXPIRED 11/6/25; RED TAG
MOTION: Robert SECOND: James
COMMENTS: Red Tag; Fee \$200

OWNER: LEILANA QUINATA
CONTRACTOR: R&G CONSTRUCTION LICENSE: 390334 EXPIRES:
ADDRESS: 104 ANDREWS CT
SUBD: ALG&CC UNIT: 3 BLK: 11 LOT: 148
REQUEST: NEW CONSTRUCTION; PERMIT EXPIRED 10/16/25; RED TAG (2)
MOTION: James SECOND: Robert
COMMENTS: Red Tag \$500; Permit issued \$4609 Total \$5109; Additional deck; concrete pad under hot tub; total sq ft much larger than original request and permit; 8718 sq ft

Owner: Walter Chitwood
Address: 146 Antler Subd: DPV; Unit: 1; Lot 115
Replace roof and deck repair
Motion: James Second: Robert
Comments: Permit issued; Fee \$275

SHORT TERM RENTALS

UPDATE ON SHORT TERM RENTALS: STR PERMITS/COMPLIANCE INSPECTIONS - ONBOARDING IN PROCESS WITH DECKARD

PERMIT FOLLOW UP & NEW BUSINESS

1. **NEW TOPICS: Simple Permit; repairs and such; 6 month; Start January 2026**
2. **RED TAG(S):**
3. **PUBLIC COMMENTS:**
4. **COMMISSIONER COMMENTS: COMMISSIONERS APPOINTMENT DEC 10TH MEETING – Oath of Office for all Commissioners**
5. **REPLATS:**

OLD BUSINESS

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

INFORMAL DISCUSSIONS:

1. GENERAL COMMENTS: **REMINDER; ONLY 1 MEETING IN DECEMBER 10TH AND ONE IN JANUARY 14TH.**
2. ACC – ANY COMMENTS/CONCERNS: **No ACC rep present**

TREASURER'S REPORT

1. TOTAL PERMIT FEES RECEIVED: **\$5709**
2. BANK ACCOUNT BALANCE : **\$42,489**
3. INVOICE APPROVALS – **Approved office supplies; computer; phone line to new account; Deckard Technologies STR software company**

NEXT REGULAR MEETING WILL BE **December 10, 2025 at 9:00 AM**; STAG ROOM OF ALG&CC, 1 MULLIGAN DR, ALTO, NM. **SUBMISSION DEADLINE FOR PERMIT APPLICATIONS IS 3:00 PM December 04, 2025**, 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.

