

Alto Lakes Special Zoning District

ALSZD MINUTES DECEMBER 10, 2025

1. Call meeting to order - JIM @ 9:00AM
2. Attendance:
James Abbott/Chair: Present X Absent ____
Robert McWilliams: Present X Absent ____
Chris Goff/STR: Present ____ Absent X ____
Cindi Nutter: Present: X Absent ____
James Russ: Present: X Absent ____
3. Pledge of Allegiance led by: JIM
4. Approval of Agenda for 12/10/25: Motion: ROBERT Second: CINDI
5. Approval of Minutes from 11/19/25: Motion: JAMES Second: ROBERT

PERMIT REQUESTS

1. OWNER: LARRY ADAMS
CONTRACTOR: NATHAN GORDON LICENSE: EXPIRATION:
ADDRESS: 106 DOE CT
SUBD: UNIT: BLK: LOT: NO INFO PROVIDED
REQUEST: RED TAG, NO PERMIT; STUCCO REPAIRS
MOTION: ROBERT SECOND: JAMES
COMMENTS: PERMIT ISSUED; RED TAG FEE \$200 (WAIVED DAILY FEE); PERMIT FEE \$400 TOTAL \$600
2. OWNER: STORMY & AMBY ADAMS
CONTRACTOR: TOWER CONSTRUCTION LICENSE: 89614 EXPIRATION:
ADDRESS: 111 TANGLEWOOD
SUBD: UNIT: BLK: LOT: NO INFO PROVIDED
REQUEST: NEW CONSTRUCTION
MOTION: ROBERT SECOND: JAMES
COMMENTS: PERMIT ISSUED; FEE \$2554.50 TOTAL SQ FT 4609
3. OWNER: ZACH ADAMS
CONTRACTOR: A&A ROOFING LICENSE: EXPIRATION:
ADDRESS: 118 TANGLEWOOD
SUBD: ALG&CC UNIT: 3 BLK: 12 LOT: 19
REQUEST: NEW CONSTRUCTION
MOTION: SECOND:
COMMENTS: RESUBMIT; NO SURVEY

4. OWNER: **KYLE PAUL**
CONTRACTOR: **LICENSE:** **EXPIRATION:**
ADDRESS: **186 CROWN RIDGE**
SUBD: **SB** UNIT: **BLK: 1** LOT: **28 & 29**
REQUEST: **REPLAT**
MOTION: **SECOND:**
COMMENTS: **NO SHOW; \$50 RESUBMIT FEE REQUIRED**
5. OWNER: **MARSHA MATTHEWS**
CONTRACTOR: **JUST RIGHT CONSTRUCTION** **LICENSE:** **EXPIRATION:**
ADDRESS: **108 PINE CONE**
SUBD: **SB** UNIT: **1** BLK: LOT:
REQUEST: **ROOF REPLACEMENT**
MOTION: **SECOND:**
COMMENTS: **RESUBMIT; CORRECT AUTHORIZED REP FORM NEEDED**
6. OWNER: **FRED SULTAN**
CONTRACTOR: **LICENSE:** **EXPIRATION:**
ADDRESS: **182 CROWN RIDGE**
SUBD: **SB** UNIT: **1**; BLK: **1** LOT: **30**
REQUEST: **REPLACE EXISTING DECKING WITH TREX**
MOTION: **JAMES** **SECOND: ROBERT**
COMMENTS: **PERMIT ISSUED; FEE \$281.25 TOTAL SQ FT 525**
7. OWNER: **JOSH & AMANDA ZIGLER**
CONTRACTOR: **APEX RESIDENTIAL CONSTR** **LICENSE: 365213** **EXPIRATION:**
ADDRESS: **152 BROADMOOR**
SUBD: **ALG&CC** UNIT: **5** BLK: **14** LOT: **22**
REQUEST: **NEW CONSTRUCTION**
MOTION: **ROBERT** **SECOND: JAMES**
COMMENTS: **PERMIT ISSUED PENDING VOR; FEE \$2998 TOTAL SQ FT 5496**
8. OWNER: **TERRY & ELIZABETH PORTER**
CONTRACTOR: **LICENSE:** **EXPIRATION:**
ADDRESS: **125 CROWN**
SUBD: **ALG&CC** UNIT: BLK: **10** LOT: **30A & 32A**
REQUEST: **REPLAT**
MOTION: **JAMES** **SECOND: ROBERT**
COMMENTS: **APPROVED PENDING JEFF MILLER SIGNATURE AND WATER DISTRICT SIGNATURE**

SHORT TERM RENTALS

UPDATE ON SHORT TERM RENTALS: **CINDI IS CURRENTLY WORKING WITH DECKER INDUSTRIES WITH THE ONBOARDING PROCESS OF STR, THEY ARE REPLACING GRANICUS.**

PERMIT FOLLOW UP & NEW BUSINESS

1. NEW TOPICS:
2. PUBLIC COMMENTS:
3. COMMISSIONER COMMENTS: **APPOINT COMMISSIONERS AND OATH OF OFFICE FOR EACH – JAMES ABBOTT #1 APPOINTED MOTION: CINDI SECOND: ROBERT JAMES RUSS #2 APPOINTED MOTION: ROBERT SECOND: CINDI ROBERT MCWILLIAMS #3 APPOINTED MOTION: JAMES R SECOND: JIM A CINDI NUTTER #4 APPOINTED MOTION: JIM A SECOND: ROBERT ANGEL CHAVEZ #5 APPOINTED MOTION: ROBERT SECOND JIM A OATH OF OFFICE COMPLETED AND NOTORIZED BY ABBY NAVAREZ; JIM A WILL DELIVER TO KRISTEN OR FAITH AT THE COUNTY OFFICE IN CARRIZOZO**

OLD BUSINESS

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

INFORMAL DISCUSSIONS:

1. GENERAL COMMENTS: **NEXT MEETING DATE 01/14/26; ONLY 1 MEETING IN JANUARY**
2. ACC – ANY COMMENTS/CONCERNS – **NO ACC REPRESENTATIVE IN ATTENDANCE**

TREASURER'S REPORT

1. TOTAL PERMIT FEES RECEIVED: \$6433.25
2. BANK ACCOUNT BALANCE: \$41546.40
3. INVOICE APPROVALS: COMPLIANCE INSPECTIONS; PHIL DIEN COMING UP END OF DEC 2025

NEXT REGULAR MEETING WILL BE **January 14 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 08, 2026**, **CONTACT us if you have any questions or to submit your request via email; INFO.ALSZD@GMAIL.COM Phone number is (575)973-3162. 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 ACT 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.