

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: **1** LOT: **1**
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 NOTARIZED 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 NMALSDZ.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.