

Alto Lakes Special Zoning District

ALSZD MINUTES FEBRUARY 04, 2026

1. Call meeting to order - JIM
2. Attendance:
James Abbott/Chair: Present Absent ___
Robert McWilliams/Secretary: Present Absent ___
Cindi Nutter/STR: Present Absent ___
James Russ/Treasurer: Present: Absent ___
Angel Chavez/Proj Insp: Present: Absent ___
Leslie Sisk: Present: Absent: ___
3. Pledge of Allegiance led by: JIM
4. Approval of **Agenda** for 02/04/2026: Motion: ROBERT Second: CINDI
5. Approval of **Minutes** from 01/14/26: Motion: ROBERT Second: JAMES

PERMIT REQUESTS

1. OWNER: **EDWARD & JULIE OGAZ**
CONTRACTOR: **SAM SANCHEZ** LICENSE: 379225 EXPIRATION: 8/31/28
ADDRESS: **822 HIGH MESA**
SUBD: **HM** UNIT: **2** BLK: **6** LOT: **30**
REQUEST: **NEW CONSTRUCTION**
MOTION: ROBERT SECOND: ANGEL
COMMENTS: **PERMIT ISSUED; FEE \$2410.50; PENDING VOR**
2. OWNER: **ALG&CC**
CONTRACTOR: **ZIA ROOFING/ROY FORT** LICENSE: 409770 EXPIRATION:
ADDRESS: **#1 COUNTRTY CLUB RD**
SUBD: **ALG&CC** UNIT: **4** BLK: LOT: **TR7**
REQUEST: **ROOF MODIFICATION**
MOTION: ANGEL SECOND: JAMES
COMMENTS: **PERMIT ISSUED; FEE \$125**
3. OWNER: **DANNY & LISA BRULEY**
CONTRACTOR: **CDP BUILDER - PHIL** LICENSE: 366137 EXPIRATION:
ADDRESS: **114 DEER PARK**
SUBD: **DPW** UNIT: **7** BLK: LOT: **8**
REQUEST: **8FT RETAINING WALL INSIDE UTILITY EASEMENT**
MOTION: JAMES SECOND: ANGEL
COMMENTS: **PERMIT ISSUED; FEE \$150; LISA & DANNY BRUMLEY ACCEPTED THIS PROJECT AS RESOLUTION FOR THE DRIVEWAY/GARAGE ISSUE. THEY RELEASED ALSZD OF ANY AND ALL LIABILITY AND UNDERSTAND ALSZD IS ISSUING THIS PERMIT UPON THEIR ACCEPTANCE.**

SHORT TERM RENTALS

UPDATE ON SHORT TERM RENTALS: **CINDI IS CURRENTLY WORKING WITH DECKARD TECHNOLOGIES WITH THE ONBOARDING PROCESS OF STR**

PERMIT FOLLOW UP & NEW BUSINESS

1. NEW TOPICS:
2. PUBLIC COMMENTS:
3. COMMISSIONER COMMENTS: **PERMIT ISSUED TO ALG&CC/ZIA ROOFING ON 1/19/26 FOR NEW ROOFING ON CLUB**

OLD BUSINESS

1. ISSUES/CONCERNS/COMPLAINTS: **RED TAG X2 AT 157 DEL MONTE RESOLVED; THEY WERE OPERATING A STR WITHOUT PERMITS OR LODGERS TAX CERTIFICATE; PERMIT ISSUED 1/28/26, THEIR 2 YEAR STR PERMIT AND COMPLIANCE INSPECTIONS ALL EXPIRE ON 12/31/26**
2. PAST ACTIONS:

INFORMAL DISCUSSIONS:

1. GENERAL COMMENTS:
2. ACC – ANY COMMENTS/CONCERNS –

TREASURER'S REPORT

1. TOTAL PERMIT FEES RECEIVED: \$2685.00
2. BANK ACCOUNT BALANCE: \$47,874
3. INVOICE APPROVALS: ALG&CC ROOM FEE @ \$50 PER MEETING PAID IN FULL JAN-DEC 2026
CK \$1100.00

NEXT REGULAR MEETING WILL BE **February 18, 2026 AT 9:00 AM**; STAG ROOM OF ALG&CC, 1 MULLIGAN DR, ALTO, NM. **SUBMISSION DEADLINE FOR PERMIT APPLICATIONS IS 3:00 PM February 12, 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.