

Alto Lakes Special Zoning District

ALSZD MINUTES FEBRUARY 18, 2026

1. Call meeting to order - CINDI
2. Attendance:
 3. James Abbott/Chair: Present __ Absent __X__
 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 Absent __
 8. Leslie Sisk: Present: X Absent: __
9. Pledge of Allegiance led by: ROBERT
10. Approval of Agenda for 02/18/2026: Motion: JAMES Second: ROBERT
11. Approval of Minutes from 02/04/2026: Motion: ROBERT Second: ANGEL

PERMIT REQUESTS

1. OWNER: WES JACKSON
CONTRACTOR: A+ ROOFING LICENSE: 377642 EXP:
ADDRESS: 703 HIGH MESA
SUBD: ALG&CC UNIT: 1 BLK: 4 LOT: 34
REQUEST: REMOVE ROOF; INSTALL NEW ROOF
MOTION: ANGEL SECOND: JAMES
COMMENTS: CONTRACTOR SHOWED UP AT 9:28 AM, WE RECONVENED IN ORDER TO ACCOMMODATE SACRAMENTO MUNOZ MOTION: JAMES SECOND: ROBERT ; PERMIT ISSUED; \$275
2. OWNER: JOSEPH & MARY MULLEN
CONTRACTOR: JOHN WALLS LICENSE: EXP:
ADDRESS: 165 DEER PARK
SUBD: DPW UNIT: 2 BLK: LOT: 51
REQUEST: REMOVE SIDING; REPLACE WITH STUCCO
MOTION: ANGEL SECOND: JAMES
COMMENTS: PERMIT ISSUED; FEE \$400
- ~~3. OWNER: TONY CARDINAL
CONTRACTOR: ADVANCED SCAPES? LICENSE: EXP:
ADDRESS: 150 WALTER HAGAN
SUBD: UNIT: BLK: LOT:
REQUEST: FENCE AND LANDSCAPE
MOTION: SECOND:
COMMENTS: IN LINCOLN HILLS NOT PART OF ALSZD~~

4. OWNER: **JOE ZAGONE**
CONTRACTOR: **REMINGTON HOMES** LICENSE: 17759 **EXP:**
ADDRESS: **1395 HIGH MESA**
SUBD: **HM** UNIT: **BLK: 4** LOT: **25A**
REQUEST: **EXTENSION; PERMIT ISSUED 3/19/25 NEW CONSTRUCTION**
MOTION: **CINDI** SECOND: **ROBERT**
COMMENTS: **EXTENSION ISSUED; EXPIRATION 9/19/26**

SHORT TERM RENTALS

UPDATE ON SHORT TERM RENTALS: **CINDI IS WORKING WITH DECKARD TECHNOLOGIES WITH THE ONBOARDING PROCESS- WILL START SENDING LETTERS TO PROPERTY OWNER'S THAT ARE NOT IN COMPLIANCE**

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: **\$675**
2. BANK ACCOUNT BALANCE : **\$47,541**
3. INVOICE APPROVALS: **COMPLIANCE INSPECTION**

NEXT REGULAR MEETING WILL BE [November 19, 2025 AT 9:00 AM](#); STAG ROOM OF ALG&CC, 1 MULLIGAN DR, ALTO, NM. SUBMISSION DEADLINE FOR PERMIT APPLICATIONS IS [3:00 PM November 13, 2025](#) , 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:

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.