

# Alto Lakes Special Zoning District

## ALSZD MINUTES MARCH 04, 2026

1. Call meeting to order - **CINDI @ 9:00AM**
2. Attendance:  
James Abbott/Chair: Present\_\_Absent\_X\_\_  
Robert McWilliams/Secretary: Present X\_\_Absent\_\_  
Cindi Nutter/STR: Present\_X\_\_Absent\_\_  
James Russ/Treasurer: Present: X\_\_Absent\_\_  
Angel Chavez/Proj Insp: Present:\_X\_\_Absent\_\_  
Leslie Sisk: Present: X Abscent:
3. Pledge of Allegiance led by: **ROBERT**
4. Approval of **Agenda** for 03/04/2026: Motion: **ROBERT** Second: **LESLIE**
5. Approval of **Minutes** from 02/18/26: Motion: **ANGEL** Second: **ROBERT**

### PERMIT REQUESTS

1. OWNER: **JEFF & ELIZABETH FORD**  
CONTRACTOR: **STANDING TALL CUSTOM HOMES** LICENSE: 394471 EXPIRATION: 3/31/27  
ADDRESS: **110 VALLEY COURT**  
SUBD: **DPV** UNIT: **1** BLK: **LOT: 31A**  
REQUEST: **NEW CONSTRUCTION; 4775 SQ FT**  
MOTION: **ANGEL** SECOND: **ROBERT**  
COMMENTS: **PERMIT ISSUED; FEE \$2637.50; PENDING VOR**
2. OWNER: **SARA MCMASTERS**  
CONTRACTOR: **EXPRESS CONSTRUCTION** LICENSE: 392860 EXPIRATION:  
ADDRESS: **127 GOLDEN ROD**  
SUBD: **DPM** UNIT: **7** BLK: **2** LOT: **21A**  
REQUEST: **COURTYARD 1890 SQ FT**  
MOTION: **JAMES** SECOND: **ANGEL**  
COMMENTS: **PERMIT ISSUED; FEE \$150.00**
3. OWNER: **SARA MCMASTERS**  
CONTRACTOR: **TOWER CONSTRUCTION** LICENSE: EXPIRATION:  
ADDRESS: **127 GOLDEN ROD**  
SUBD: **DPM** UNIT: **7** BLK: **LOT: 21A**  
REQUEST: **NEW CONSTRUCTION EXTENSION; PERMIT EXPIRES 3/5/26**  
MOTION: SECOND:  
COMMENTS: **EXTENSION ISSUED EXPIRES 9/5/26**

4. OWNER: **BLAKE SMITHSON**  
 CONTRACTOR: **OUTLAW PAINTING & STUCCO** LICENSE:                      EXPIRATION:  
 ADDRESS: **1318 HIGH MESA**  
 SUBD: **DPM** UNIT: **4** BLK: **1** LOT:  
 REQUEST: **REPAIR STUCCO** **SQ FT OVER 1501**  
 MOTION: **ROBERT** SECOND: **LESLIE**  
 COMMENTS: **PERMIT ISSUED; FEE \$400.00**
  
5. OWNER: **BRENT BRUNSON**  
 CONTRACTOR: **OUTLAW PAINTING & STUCCO** LICENSE:                      EXPIRATION:  
 ADDRESS: **1318 HIGH MESA**  
 SUBD: **DPW** UNIT: **6** BLK:      LOT: **193B**  
 REQUEST: **REPAIR CRACKS IN PARPETS; STUCCO REPAIR** **SQ FT OVER 1501**  
 MOTION: **ANGEL** SECOND: **ROBERT**  
 COMMENTS: **PERMIT ISSUED; FEE \$400.00**
  
6. OWNER: **RYAN & RACHEL BEAN**  
 CONTRACTOR: **ACS ??? CAN'T MAKE OUT** LICENSE: **371403**                      EXPIRATION:  
 ADDRESS: **123 FRENCH**  
 SUBD: **ALG&CC** UNIT: **2** BLK: **7** LOT: **17**  
 REQUEST: **RED TAG 2/25/26 ACC PERMIT EXPIRED; NO PERMIT FROM ALSZD FOR WORK**  
 MOTION:      SECOND:  
 COMMENTS: **RED TAG STILL IN PLACE; AUTHORIZED REP, LANDRE SIDDENS WAS VISIBLABLEY  
 CONFRONTATIONAL ALONG WITH DISPLAYING INAPPROPRIATE BEHAVIOR, FOR EXAMPLE  
 SHE WAS OBSERVED FLIPPING THE COMMISSIONERS OFF. SHE WAS NOT FAMILIAR WITH THE  
 PROJECT AND PROVIDED NO INFORMATION OR DOCUMENTATION FOR THE PROJECT. SHE  
 WAS INSTRUCTED TO LET THE PROPERTY OWNER KNOW HE WOULD NEED TO SUBMIT  
 PAPERWORK FOR OUR NEXT MEETING; JIM ABBOTT WILL CONTACT THE PROPERTY OWNER.**
  
7. OWNER: **LARRY & ROSETTA JETER**  
 CONTRACTOR: **JETER CONSTRUCTION** LICENSE:                      EXPIRATION: **11/30/27**  
 ADDRESS: **103 WOODRIDGE CT**  
 SUBD: **LE** UNIT: **1** BLK: **2** LOT: **27**  
 REQUEST: **NEW CONSTRUCTION** **SQ FT 4997**  
 MOTION: **ANGEL** SECOND: **JAMES**  
 COMMENTS: **PERMIT ISSUED; FEE \$2748.50**

**SHORT TERM RENTALS**

**UPDATE ON SHORT TERM RENTALS: CINDI IS CURRENTLY WORKING WITH DECKARD TECHNOLOGIES AND SENDING CERTIFIED VIOLATION LETTERS TO PROPERTY OWNER'S NOT IN COMPLIANCE**

### PERMIT FOLLOW UP & NEW BUSINESS

1. NEW TOPICS: **WENDELL BOSTIWICK WITH MY METAL TO PRESENT EXTERIOR MATERIAL OPTIONS FOR POTENTIAL APPROVAL, 15 MINUTES FOR PRESENTATION; WENDELL & WAYNE PROVIDED HANDOUT MATERIAL ALONG WITH SAMPLES OF OPTIONS; COMMISSIONERS WILL VOTE TO ADD (OR NOT APPROVE) THIS TO APPROVED MATERIALS AT OUR 3/18/26 MEETING. 112 DAVIS NEW CONSTRUCTION USING THESE MATERIALS**
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 ONE IN ATTENDANCE**

### TREASURER'S REPORT

1. TOTAL PERMIT FEES RECEIVED: **\$6336**
2. BANK ACCOUNT BALANCE: **\$49851.09**
3. INVOICE APPROVALS:

NEXT REGULAR MEETING WILL BE **March 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 March 12, 2026, CONTACT us if you have any questions or to submit your request via email; [INFO.ALSZD@GMAIL.COM](mailto:INFO.ALSZD@GMAIL.COM) Phone number is (575)973-3162. SHORT TERM RENTAL AND COMPLIANCE PERMITS CONTACT ALSZD DIRECTLY, EMAIL: [INFO.ALSZD@GMAIL.COM](mailto:INFO.ALSZD@GMAIL.COM)**

**ADJOURNMENT: MOTION: ANGEL SECOND: LESLIE**

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](http://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.