

Alto Lakes Special Zoning District

ALSZD MINUTES MAY 07, 2026

1. Call meeting to order **JIM @9:00 AM**
2. Attendance:
James Abbott/Chair: Present X Absent ___
Robert McWilliams/Secretary: Present X Absent ___
Cindi Nutter /STR: Present X Absent ___
James Russ /Treasurer: Present: X Absent ___
Angel Chavez/ProjectInsp: Present: Absent X
Leslie Sisk Present: X Absent
3. Pledge of Allegiance led by: **JIM**
4. Approval of **Agenda** for **05/07/2026**: Motion: **ROBERT** Second: **JAMES**
5. Approval of **Minutes** from **04/15/2026**: Motion: **CINDI** Second: **ROBERT**

PERMIT REQUESTS

1. OWNER: **STUART BARTLEY**
CONTRACTOR: **QUALITY HOME IMPROVEMENTS** LICENSE: 382391 **EXP:**
ADDRESS: **101 ALTO DR**
SUBD: **UNIT: BLK: LOT:**
REQUEST: **REPLACE WINDOWS; REPLACE SIDING**
MOTION: SECOND:
COMMENTS: **NO SHOW**
2. OWNER: **CONAWELL CORP**
CONTRACTOR: **INTEGRITY CONSTRUCTION** LICENSE: 6B-98* 415329 **EXP:**
ADDRESS: **103 CONEFLOWER CT**
SUBD: **DPM** UNIT: **3** BLK: LOT:
REQUEST: **REMOVE ROOF & REPLACE DOWN TO DECKING**
MOTION: **CINDI** SECOND: **JAMES**
COMMENTS: **PERMIT ISSUED; FEE \$275; DEMO & REINSTALL**
3. OWNER: **ROBERT & DARCY DONALDSON**
CONTRACTOR: **RC LONG CONSTRUCTION** LICENSE: 37751 **EXP:**
ADDRESS: **141 DEER PARK DR**
SUBD: **DPW** UNIT: BLK: **1** LOT: **20**
REQUEST: **REPAIR SIDING ON SOUTH & EAST SIDE**
MOTION: **ROBERT** SECOND: **JAMES**
COMMENTS **PERMIT ISSUED; FEE \$400**

4. OWNER: **BRENDA HAWTHORNE**
CONTRACTOR: **ALL TERRAIN FENCE** LICENSE: EXP:
ADDRESS: **108 MULLIGAN**
SUBD: **ALG&CC** UNIT: **BLK: 6** LOT: **6**
REQUEST: **6X6 METAL POST WITH 4 FT METAL RAILING**
MOTION: **JAMES** SECOND: **LESLIE**
COMMENTS: **PERMIT ISSUED; FEE \$150; 600 SQ FT COURTYARD**
5. OWNER: **DAVID KADLECK**
CONTRACTOR: **SUMMIT OPERATIONS** LICENSE: **392823** EXP:
ADDRESS: **104 ST. ANDREWS CT**
SUBD: **ALG&CC** UNIT: **3** BLK: **11** LOT: **4B1**
REQUEST: **CONSTRUCT TERRACE USING LANDSCAPING ROCK & RIPRAP**
MOTION: **JAMES** SECOND: **ROBERT**
COMMENTS: **PERMIT ISSUED; FEE \$150; 6FT RETAINING WALL**
6. OWNER: **DON LIEDTKE**
CONTRACTOR: **INTEGRITY CONSTRUCTION** LICENSE: **6B-98-415379** EXP:
ADDRESS: **112 MULLIGAN DR**
SUBD: **ALG&CC** UNIT: **1** BLK: **4** LOT: **8**
REQUEST: **REMOVE EXISTING ROOF; INSTALL NEW ROOF**
MOTION: **JAMES** SECOND: **CINDI**
COMMENTS: **PERMIT ISSUED; FEE \$275; DEMO & REINSTALL**
7. OWNER: **JAMES MAYFIELD**
CONTRACTOR: **HEATH FOX & ALDO PARKA** LICENSE: **415360** EXP:
ADDRESS: **103 SILVERTIP TRAIL**
SUBD: **ALG&CC** UNIT: **5** BLK: **15** LOT: **72**
REQUEST: **DEMO DECK; INSTALL NEW DECKING**
MOTION: **JAMES** SECOND: **LESLIE**
COMMENTS: **PERMIT ISSUED; FEE \$740**
8. OWNER: **LARRY MCBEE**
CONTRACTOR: LICENSE: EXP:
ADDRESS: **108 MIRA MONTE**
SUBD: **HM** UNIT: **1** BLK: **2** LOT: **5**
REQUEST: **REPAIR 2 STEPS TO BACK DECK; REPLACE 2 POSTS & OTHER PARTS THAT MAY BE WORN**
MOTION: **JAMES** SECOND: **ROBERT**
COMMENTS: **PERMIT ISSUED; FEE \$125**

9. OWNER: **SARA MCMASTERS**
CONTRACTOR: **EXPRESS CONSTRUCTION** LICENSE: 392860 **EXP:**
ADDRESS: **127 GOLDEN ROD**
SUBD: **DPM** UNIT: **7** BLK: LOT: **2**
REQUEST: **NEW CONCRETE DRIVEWAY 12' WIDE**
MOTION: **JAMES** SECOND: **LESLIE**
COMMENTS: **PERMIT ISSUED; NO FEE; REQUEST SHOULD HAVE BEEN ON ORIGINAL REQUEST**

10. OWNER: **CLAYTON STOCK**
CONTRACTOR: **INTEGRITY CONSTRUCTION** LICENSE: 415379 **EXP:**
ADDRESS: **163 DEER PARK DR**
SUBD: **DPW** UNIT: **2** BLK: **49** LOT:
REQUEST: **REMOVE EXISTING ROOF TO DECKING; INSTALL NEW ROOF**
MOTION: **ROBERT** SECOND: **JAMES**
COMMENTS: **PERMIT ISSUES; FEE \$275; DEMO & REINSTALL**

11. OWNER: **M. DEAN & JUDY BALMER**
CONTRACTOR: **JACK JOHNSON ESCAVATING** LICENSE: **EXP:**
ADDRESS: **183 CROWN RIDGE DR**
SUBD: **SB** UNIT: **1** BLK: **1** LOT: **23**
REQUEST: **ENLARGE EXISTING DRIVEWAY, ADDING APPROX 220 SQ FT**
MOTION: **LESLIE** SECOND: **CINDI**
COMMENTS **PERMIT ISSUED; FEE \$125**

12. OWNER: **JAMES RUSS**
CONTRACTOR: **DON WITLOW** LICENSE: **EXP:**
ADDRESS: **121 ANTLER DR**
SUBD: **DPV** UNIT: **5** BLK: LOT: **120**
REQUEST: **6 MONTH EXTENSION; ORIGINAL PERMIT ISSUED 7/2/25**
MOTION: **SECOND:**
COMMENTS: **EXTENSION ISSUED; WILL BEGIN ON 7/3/26 AND EXPIRE ON 1/3/27**

PERMIT FOLLOW UP & NEW BUSINESS

1. NEW TOPICS: **NONE**
2. RED TAG(S): **NONE**
3. PUBLIC COMMENTS: **NONE**
4. COMMISSIONER COMMENTS: **NONE**
5. REPLATS: **NONE**

OLD BUSINESS

1. ISSUES/CONCERNS/COMPLAINTS: **NONE**
2. PAST ACTIONS **NONE**

INFORMAL DISCUSSIONS:

1. GENERAL COMMENTS: **NONE**
2. ACC – ANY COMMENTS/CONCERNS: **NO REPRESENTATIVE IN ATTENDANCE**

TREASURER'S REPORT

1. TOTAL PERMIT FEES RECEIVED: **\$2515**
2. BANK ACCOUNT BALANCE : **\$43174**
3. INVOICE APPROVALS **NONE**

NEXT REGULAR MEETING WILL BE **May 21, 2026 at 9:00 AM**; STAG ROOM OF ALG&CC, 1 MULLIGAN DR, ALTO, NM. SUBMISSION DEADLINE FOR PERMIT APPLICATIONS IS 3:00 PM **May 14, 2026** , CONTACT STEVEN SIAS IN THE ALG&CC OFFICE FOR INSTRUCTIONS OR EMAIL TO HIM AT, STEVEN.SIAS@ALTOLAKESGOLF.COM SHORT TERM RENTAL AND COMPLIANCE PERMITS CONTACT ALSZD DIRECTLY, EMAIL: INFO.ALSZD@GMAIL.COM

ADJOURNMENT Motion: **JAMES** Second: **ROBERT**

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 BULLETIN BOARD AT ALG&CC AS WELL AS ON OUR WEBSITE NMALSZD.COM AT ANY TIME DURING THE OPEN MEETING 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.