

Alto Lakes Special Zoning District

ALSZD MINUTES JUNE 04, 2026

1. Call meeting to order - **JIM @ 9:00AM**

2. Attendance:
 3. James Abbott/Chair: Present X Absent
 4. Robert McWilliams/Secretary: Present X Absent
 5. Cindi Nutter/STR: Present X Absent
 6. James Russ/Treasurer Present: Absent X
 7. Angel Chavez/Proj Insp: Present: Absent X
 8. Leslie Sisk: Present: X Absent:

9. Pledge of Allegiance led by: **JIM**

10. Approval of **Agenda** for **06/04/2026**: Motion: **LESLIE** Second: **ROBERT**
11. Approval of **Minutes** from **05/21/2026**: Motion: **ROBERT** Second: **CINDI**

PERMIT REQUESTS

1. OWNER: **MICHAEL & KELLY ADAMS**
CONTRACTOR: **CHRISTOPHER RUIZ** LICENSE: EXP:
ADDRESS: **204 FAWN**
SUBD: **DPW** UNIT: **1** BLK: LOT: **33**
REQUEST: **CHANNEL DRAIN**
MOTION: SECOND:
COMMENTS: **NO SHOW**

2. OWNER: **BRETT KOWALSKI**
CONTRACTOR: **KOWALSKI PREMIER HOMES** LICENSE: **412864** EXP:
ADDRESS: **117 REINDEER DR**
SUBD: **DPV** UNIT: **6** BLK: LOT: **151**
REQUEST: **NEW CONSTRUCTION TOTAL SQ FT: 3394**
MOTION: **ROBERT** SECOND: **CINDI**
COMMENT: **PERMIT ISSUED; FEE \$1947; HEIGHT REVISED TO 24'9"**

3. OWNER: **ROY & JUDY FARRELL JR**
CONTRACTOR: **EDDIE SANCHEZ - ACCENT** LICENSE: EXP:
ADDRESS: **135 DEL MONTE DR**
SUBD: **ALG&CC** UNIT: **135** BLK: **15** LOT: **38**
REQUEST: **REPAIR & REPLACE SUPPORTS, DECKING & RAILING DEMO?**
MOTION: **LESLIE** SECOND: **ROBERT**
COMMENTS: **PERMIT ISSUED; FEE \$487.50 CABLE RAILING**

4. OWNER: **JAMES SPORTSMAN**
 CONTRACTOR: **CDP BUILDERS** LICENSE: EXP:
 ADDRESS: **134 MIDIRON**
 SUBD: **ALG&CC** UNIT: **2** BLK: **9** LOT: **5**
 REQUEST: **REMOVE EXISTING ROOF; INSTALL NEW ROOF**
 MOTION: **ROBERT** SECOND: **LESLIE**
 COMMENTS: **PERMIT ISSUED; FEE \$275**

5. OWNER: **MIKE STANTON**
 CONTRACTOR: **JOSHUA CASTANEDA** LICENSE: **394471** EXP:
 ADDRESS: **101 HIGH VIEW**
 SUBD: **LE** UNIT: **1** BLK: **3** LOT: **16A**
 REQUEST: **NEW CONSTRUCTION**
 MOTION: **ROBERT** SECOND: **LESLIE**
 COMMENTS: **PERMIT ISSUED; FEE \$2405; HEIGHT 21'3"; TOTAL SQ FT 4310**

6. OWNER: **MICHAEL & ERICA STRAUSS**
 CONTRACTOR: **BAUDO BUILDS** LICENSE: **355704** EXP:
 ADDRESS: **137 CROWN RIDGE**
 SUBD: **SB** UNIT: **1** BLK: LOT: **1**
 REQUEST: **NEW CONSTRUCTION**
 MOTION: **ROBERT** SECOND: **LESLIE**
 COMMENTS: **PERMIT EXTENSION ISSUED; FEE \$500; PERMIT EXPIRED 2/19/26; EXTENUATING CIRCUMSTANCES ONE TIME ONLY EXCEPTION**

7. OWNER: **BRANDON WILKINS**
 CONTRACTOR: **EXPRESS CONSTRUCTION** LICENSE: EXP:
 ADDRESS: **218 MIDIRON DR**
 SUBD: **ALG&CC** UNIT: **5** BLK: **15** LOT: **4**
 REQUEST: **REMOVE EXISTING ASPHALT; INSTALL NEW STAMPED CONCRETE DRIVEWAY**
 MOTION: **LESLIE** SECOND: **ROBERT**
 COMMENTS: **PERMIT ISSUED; FEE \$550**

PERMIT FOLLOW UP & NEW BUSINESS

1. NEW TOPICS:
2. PUBLIC COMMENTS:
3. COMMISSIONER COMMENTS:

OLD BUSINESS

1. ISSUES/CONCERNS/COMPLAINTS: **117 CROWN RIDGE RED TAG; PERMIT EXPIRED**
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: **\$6164.50**
2. BANK ACCOUNT BALANCE : **\$49,532.67**
3. INVOICE APPROVALS:

NEXT REGULAR MEETING WILL BE **June 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 June 11, 2026**; 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: MOTION: ROBERT 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 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.

