

Alto Lakes Special Zoning District

ALSZD MINUTES JUNE 18, 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: **X** Absent **X**
 7. Angel Chavez/Proj Insp: Present: **X** Absent __
 8. Leslie Sisk: Present: **X** Absent: __
9. Pledge of Allegiance led by: **JIM**
10. Approval of **Agenda** for **06/18/2026**: Motion: **ROBERT** Second: **ANGEL**
11. Approval of **Minutes** from **06/04/2026**: Motion: **ROBERT** Second: **LESLIE**

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 @ 6/4/26 meeting; NO SHOW 6/18/26 - X2**
2. OWNER: **CHRISTOPHER FRANICH**
CONTRACTOR: **BEAR CREEK BUILDERS** LICENSE: EXP:
ADDRESS: **208 DEER PARK**
SUBD: **DPW** UNIT: **3** BLK: LOT: **90**
REQUEST: **NEW CONSTRUCTION** TOTAL SQ FT:
MOTION: SECOND:
COMMENT: **NO SHOW**
3. OWNER: **ROBERT CURTIS**
CONTRACTOR: **EXPRESS CONSTRUCTION** LICENSE: EXP:
ADDRESS: **146 CROWN RIDGE**
SUBD: **SB** UNIT: **1** BLK: **1** LOT: **46**
REQUEST: **REMOVE EXISTING ASPHALT DRIVEWAY; BUILD NEW RETAINING WALL; INSTALL NEW CONCRETE DRIVEWAY**
MOTION: **ANGEL** SECOND: **LESLIE**
COMMENTS: **PERMIT ISSUES; FEE \$ 400; DEMO ASPHALT INSTALL CONCRETE DRIVEWAY (2ND DRIVE) PENDING VOR**

4. OWNER: **GLENN BRAUDT**
CONTRACTOR: **CIRCLE E** LICENSE: **EXP:**
ADDRESS: **376 HIGH MESA**
SUBD: **HM** UNIT: **1** BLK: **3** LOT: **2**
REQUEST: **REMOVE & REPLACEW EXISTING DECK ADD COVER; EXTEND DECK**
MOTION: **ANGEL** SECOND: **LESLIE**
COMMENTS: **PERMIT ISSUED; FEE \$416; TOTAL SQ FT FOR DECKS 464; SIDE DECK TO BE COVERED; DEMO 1 DECK**

5. OWNER: **HERBERT & KAREN HESTAND**
CONTRACTOR: **SIERRA BLANCA** LICENSE: **EXP:**
ADDRESS: **109 LAVENDER CT**
SUBD: **HM** UNIT: **1** BLK: **4** LOT: **32**
REQUEST: **COVERED DECK AND EXTENSION**
MOTION: **LESLIE** SECOND: **ANGEL**
COMMENTS: **PERMIT ISSUED; FEE \$175; TOTAL SQ FT 100; PENDING VOR**

6. OWNER: **ROBERT & KIMBERLY STOKES**
CONTRACTOR: **BAUDO BUILDS** LICENSE: **355704** **EXP:**
ADDRESS: **117 CROWN RIDGE**
SUBD: **SB** UNIT: **3** BLK: **10** LOT: **29**
REQUEST: **NEW CONSTRUCTION EXPIRED PERMIT/RED TAG TOTAL SQ FT: 2403**
MOTION: **ROBERT** SECOND: **ANGEL**
COMMENTS: **PERMIT ISSUED, EXPIRES 11/21/26; FEE \$725.75 (1/2 OF \$1451.50) RED TAG \$200, WAIVED DAILY FEES.**

PERMIT FOLLOW UP & NEW BUSINESS

1. NEW TOPICS:
2. PUBLIC COMMENTS: **BOB KEWLEY 414A BUENA VISTA QUESTIONS AND CONCERNS REGARDING VARIANCE PROCESS.**
3. COMMISSIONER COMMENTS: **WE WOULD LIKE TO SAY "THANK YOU" TO LESLIE SISK FOR HER TIME AND SERVICE AS A COMMISSIONER FOR ALSZD.**

OLD BUSINESS

1. ISSUES/CONCERNS/COMPLAINTS: **ARROWHEAD ASPHALT SIGNS POSTED THROUGHOUT CLUB, THEY HAVE DRIVEWAY PROJECTS IN PROCESS WITHOUT A PERMIT, THEY ARE STORING EQUIPMENT ON A LOT; JIM WILL GO TO SITE THEY ARE CURRENTLY WORKING ON TODAY TO TALK WITH THEM.**
2. PAST ACTIONS:

INFORMAL DISCUSSIONS:

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

TREASURER'S REPORT

1. TOTAL PERMIT FEES RECEIVED: **\$1916.75**
2. BANK ACCOUNT BALANCE : **\$49,522.39**
3. INVOICE APPROVALS:

NEXT REGULAR MEETING WILL BE **July 02, 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 25, 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: ANGEL 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 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.

