

Alto Lakes Special Zoning District

ALSZD MINUTES AUGUST 06, 2026

1. Call meeting to order - **JIM @ 9:01 AM**
2. Attendance:
 3. James Abbott/Chair: Present X Absent __
 4. Robert McWilliams/Secretary: Present __ Absent X
 5. Cindi Nutter/STR: Present X Absent __
 6. James Russ/Treasurer: Present: X Absent __
 7. Angel Chavez/Proj Insp: Present: __ Absent X
 8. Leslie Sisk/Proj Insp: Present: X Absent: __
 9. Roi Ratliff/Proj Insp: Present: X Absent: __
10. Pledge of Allegiance led by: **JIM**
11. Approval of **Agenda** for 08/06/2026: Motion: **JAMES** Second: **LESLIE**
12. Approval of **Minutes** from 07/16/2026: Motion: **CINDI** Second: **JAMES**

PERMIT REQUESTS

1. OWNER: **CHRIS DEBERRY**
CONTRACTOR: **WILD WEST FENCING** LICENSE: EXP:
ADDRESS: **152 BUENA VISTA DR**
SUBD: **LS** UNIT: **2** BLK: **4** LOT: **27**
REQUEST: **FENCE**
MOTION: **JAMES** SECOND: **ROI**
COMMENTS: **PERMIT ISSUED; FEE \$150.00; WILL PUT IN COMPLIANT POST AND ATTACH TO HOUSE; 1712 SQ FT**
2. OWNER: **GARY & LINDA DIEDER**
CONTRACTOR: **JESUS LUCERO** LICENSE: EXP:
ADDRESS: **104 PINE CONE**
SUBD: **SB** UNIT: **2** BLK: **4** LOT: **46**
REQUEST: **REPAIR/REPLACE SIDING** TOTAL SQ FT: _____
MOTION: SECOND:
COMMENT: **NO SHOW**
3. OWNER: **WES JACKSON**
CONTRACTOR: **INTEGRITY CONST** LICENSE: **415379** EXP:
ADDRESS: **703 HIGH MESA**
SUBD: **ALG&CC** UNIT: **1** BLK: **4** LOT: **34**
REQUEST: **INSTALL PARAPET CAP**
MOTION: **JAMES** SECOND: **ROI**
COMMENTS: **PERMIT ISSUED; FEE \$125**

4. OWNER: **BARRY PETERS**
 CONTRACTOR: **ISRIEL ROSALES** **LICENSE:** **EXP:**
 ADDRESS: **213 DEER PARK**
 SUBD: **DPW** UNIT: **3** BLK: **97A** LOT:
 REQUEST: **REPLACE DECK – DEMO?**
 MOTION: SECOND:
 COMMENTS: **NO SHOW**

5. OWNER: **KEVIN PFISTER**
 CONTRACTOR: **DENNIS WHITE** **LICENSE:** **EXP:**
 ADDRESS: **212 MIDIRON**
 SUBD: **ALG&CC** UNIT: **5** BLK: **15** LOT: **7**
 REQUEST: **RETAINING WALL**
 MOTION: SECOND:
 COMMENTS: **RESUMIT; NEEDS SURVEY**

6. OWNER: **RANDY SHINAUT**
 CONTRACTOR: **EXPRESS CONSTRUCTION** **LICENSE:** **EXP:**
 ADDRESS: **117 BLAZING STAR**
 SUBD: **DPM** UNIT: **11** BLK: **17** LOT:
 REQUEST: **STUCCO**
 MOTION: **ROI** SECOND: **JAMES**
 COMMENTS: **PERMIT ISSUED; FEE \$400; HOUSE 4000 SQ FT**

7. OWNER: **JAMES & BETTY STUART**
 CONTRACTOR: **EXTREME ROOFING** **LICENSE:** **EXP:**
 ADDRESS: **103 STABLE**
 SUBD: **HM** UNIT: **3** BLK: **11** LOT: **6**
 REQUEST: **FLASHING ON CHIMNEY & SIDING – NON-EMERGENCY**
 MOTION: **LESLIE** SECOND: **JAMES**
 COMMENTS: **PERMIT ISSUED; FEE \$125**

8. OWNER: **RENADA CANNON**
 CONTRACTOR: **EXP CONST** **LICENSE:** **EXP:**
 ADDRESS: **103 TANGLEWOOD**
 SUBD: **SB** UNIT: **2** BLK: **7** LOT: **27**
 REQUEST: **STUCCO ENTIRE HOUSE**
 MOTION: **JAMES** SECOND: **LESLIE**
 COMMENTS: **PERMIT ISSUED; FEE \$400; HOUSE 4500 SQ FT**

PERMIT FOLLOW UP & NEW BUSINESS

1. NEW TOPICS:
2. PUBLIC COMMENTS:
3. COMMISSIONER COMMENTS: **PROCESS FOR REQUEST OF RAISING NATURAL GRADE – ADD TO ANY NEW CONSTRUCTION REQUEST APPLICATION**

OLD BUSINESS

1. ISSUES/CONCERNS/COMPLAINTS:
2. PAST ACTIONS:

INFORMAL DISCUSSIONS:

1. GENERAL COMMENTS:
2. ACC – ANY COMMENTS/CONCERNS – **NO REP IN ATTENDANCE**

TREASURER'S REPORT

1. TOTAL PERMIT FEES RECEIVED: **\$1200.00**
2. BANK ACCOUNT BALANCE : **\$53491.28**
3. INVOICE APPROVALS: **CHUBB INSURANCE AUTO PAY \$1919.00 7/26/26**

NEXT REGULAR MEETING WILL BE **August 20, 2026 AT 9:00 AM**; STAG ROOM OF ALG&CC, 1 MULLIGAN DR, ALTO, NM. SUBMISSION DEADLINE FOR PERMIT APPLICATIONS IS **3:00 PM August 13, 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: **LESLIE** SECOND: **ROI**

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.