

Alto Lakes Special Zoning District

ALSZD MINUTES AUGUST 20, 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: __ Absent_X_
Angel Chavez/ProjectInsp: Present: X Absent
Leslie Sisk Present: Absent X
3. Pledge of Allegiance led by: **ROBERT**
4. Approval of **Agenda** for 08/20/2026: Motion: **ROBERT** Second: **ANGEL**
5. Approval of **Minutes** from 08/06/2026: Motion: **ROI** Second: **CINDI**

PERMIT REQUESTS

1. OWNER: **KYLE & ROBIN HARDER**
CONTRACTOR: **HARDER CUSTOM BUILDERS** LICENSE: 51024 EXP:
ADDRESS: **1401 HIGH MESA**
SUBD: **HM** UNIT: **2** BLK: LOT: **19**
REQUEST: **REVISE NEW CONSTRUCTION PLANS, ADD RETAINING WALL**
MOTION: **ANGEL** SECOND: **ROBERT**
COMMENTS: **FOR PERMIT EXTENSION ONLY – EXPIRE 3/3/27**
2. 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: **RESUBMIT FROM 8/6/26, NEED SURVEY NO PERMIT NEEDED FROM ALSZD LANDSCAPING ONLY**
3. OWNER: **ALVIN SCOTT CARROLL**
CONTRACTOR: **WHITLOW CONSTRUCTION** LICENSE: 365796 EXP:
ADDRESS: **202 BRENTWOOD**
SUBD: **SB** UNIT: **2** BLK: **3** LOT: **18A**
REQUEST: **EXPAND EXISTING DECK**
MOTION: **ROBERT** SECOND: **ANGEL**
COMMENTS **PERMIT ISSUED; FEE \$1462.00; 2424 SQ FT**

PERMIT FOLLOW UP & NEW BUSINESS

1. NEW TOPICS:
2. RED TAG(S):
3. PUBLIC COMMENTS:
4. COMMISSIONER COMMENTS:
5. REPLATS:

OLD BUSINESS

1. ISSUES/CONCERNS/COMPLAINTS:
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: **\$1462.00**
2. BANK ACCOUNT BALANCE : **\$49873.53**
3. INVOICE APPROVALS

NEXT REGULAR MEETING WILL BE **September 03, 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 27, 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: **ANGEL** 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 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.