



- 7) OWNER: Rossi CONTRACTOR: EFC General contractor (Dwayne) \$50.00  
 LEGAL: DPM; U11; L27 STREET: 141 (210) Water Spirit Tr PENDING CK  
 REQUEST: Asphalt over existing gravel base  
 MOTION Santos SECOND: Bass  
 COMMENTS: (FU: Santos)
- 8) OWNER: Fernandez CONTRACTOR: ZiaScapes \$56.00  
 LEGAL: DPM; U6; L5A STREET: 110 Larkspur Loop  
 REQUEST: Landscape: plants, flagstone, mulch  
 MOTION Santos SECOND: Bass  
 COMMENTS:
- 9) OWNER: Brown CONTRACTOR: Coyote Ridge Log Homes LLC (Brophy) \$50.00  
 LEGAL: HM; U1; B2; L14 STREET: 128 Mira Monte Rd  
 REQUEST: Extend front porch over existing planter; extend roofline to cover porch; rock in planter  
 MOTION Santos SECOND: Bass  
 COMMENTS: (FU: Santos)

C. Short-term Rental Permits: None

D. Re-plats:

- 1) OWNER: Martin CONTRACTOR: Scott Miller  
 LEGAL: SB; U2; B3; L14 & 15 STREET: 208 Brentwood  
 REQUEST: Combine into one lot w/golf membership  
 MOTION Santos SECOND: Bass  
 COMMENTS: Porter to sign vellum as presented

7. OLD BUSINESS (Part 2)

A. Sample Book Of Documentation: (On-Going)

Following Ordinance re-write, documentation to be compiled to facilitate paperwork completion by Owners/Contractors. In the meantime, any particularly exemplary paperwork will be identified and extracted for the book.

B. Issues/Concerns/Complaints –

C. Past Actions: None

D. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

- 1) “Courtesy presentation” by the Club (Gene King, ALG&CC Board President; Tim Lewis, ALG&CC General Manager; and Mr. Delany Greens, Maintenance Supervisor) to Zoning was made regarding proposed scope of work on Fairway #12, and was followed by discussion ref issues Zoning may have if Club were to make formal application for zoning permit.
- a) Presentation of drawing showing the proposed scope of rework for #12 fairway consisted of:
- (1) Removal of retaining wall railroad ties (placed in present position by original golf course developer over 20 years ago). Unclear if ties on the tee would be removed.
  - (2) Club management ascertained the access/transition by walkway and cart path to the lower level constitutes a safety hazard.
  - (3) The fairway in that location would be graded to slope to the lower elevation with new contoured downward slope of approximately 20 degrees, requiring no retaining wall construction.

- (4) Rework of #12 green to expand its present footprint
- (5) Construction of a sand trap/bunker on the north side of new green.

b) Commission comments following the presentation:

- (1) It was noted Fairway #12 as presently constructed is non-conforming, as the current Green construction encroaches on three R-1 Zoned lots. (The Club acknowledged this non-conforming condition is present, and has been since course was built.)
  - (a) Per Zoning Ordinance, Section 15, non-conforming structures and improvements may be repaired, maintained, or internally altered, however any nonconforming structure, improvement or usage shall require a variance for restoring the nonconforming structure, improvement, or use. "The variance shall be issued unless there are compelling reasons to the contrary." An alternative to a variance would be to re-structure the planned construction to avoid encroaching on the R-1 Zoned lots.
  - (b) If non-conformance is not addressed, the R-1 Zoned lots (ALGCC; U5; B15; Lots 29-33, fronting on Torrey Pines) would each be required to apply for a landscape permit.
  - (c) The current situation (with the golf course encroaching on an R-1 lot) also encourages trespassing on the R-1 lots by golfers with lies off the green. While the Commission felt "adverse position without title" had been established, the complete renovation of the green re-starts the trespassing issue.
  - (d) It was of concern that the construction of a Country Club Commercial (C-CC) Zoning asset (a sand trap) was being made on an R-1 lot, and outside the C-CC Zoning boundaries.
- (2) No Drainage Plan (defined as a "detailed plan prepared to professional hydrology standards that addresses how drainage will be handled on a specific site") has been created as required by Zoning Ordinance to address this issue. The current flow disperses evenly over approximately 8 adjoining lots and has established a flow downward that appears not to impact adjoining downhill flow to lots. Commissioners felt water discharge from the (soon to be) graded #12 Fairway did not address the revised flow as concerns t the 8 lots adjoining Fairway on the North. (ALGCC; U5; B15; Lots 23-29, fronting on Midiron)
- (3) The club stated dust control would be handled using current Fairway irrigation system.
- (4) It was stated that although Zoning is not voting on a permit, the ALSZD Commission/community is not precluded from filing complaint of non-conforming construction that may occur. In that case, the ALSZD would, under State statutes, be required to investigate the validity of the complaint.

c) Club responses:

- (1) Tim Lewis would be "Project Manager and that community concerns should be directed to his office
- (2) The Club acknowledged Zoning concerns and stated attempts would be made to take appropriate action to avoid stated non-conforming issues.

d) Commission informed Club representatives that public input would be solicited from seated public during a future regular meeting (after the Fairway rework item is officially published in the Agenda).

e) Zoning thanked Club for the presentation of scope, Club thanked Zoning for allowing presentation.

- 2) Review of Section 29 rewrite concerning Special Use permit and replat procedures (Compiled changes as well as Table of Amendments to be posted on the ALSZD website: [www.alszd.org](http://www.alszd.org).)  
There was a problem with the Ruidoso News publishing the notice of Public Hearing, so Public Hearing to consider the amendment will not occur until 2 May (no sooner than 14 days following first notice on 5 April)

B. Public Comments:

C. Commissioner Comments:

- 1) Quarterly financial report to the state is due 15 April – Porter is working on this
- 2) Chubb Insurance renewal: Porter provided updated info to Chubb
- 3) Santos moved, Bass seconded sending one certified letter to Curt Temple concerning 196 Crown Ridge property

9. Informal Discussions: None

10. Treasurer's Report.

- 1) Permit Fees:
  - a. Total of permit fees received = \$331.00 today; \$150 in pending fees
  - b. Additional fees received = Adkins \$50 permit fee rc'd
- 2) Bank account: as of 3 Apr: \$18,572.39
- 3) Invoice Approvals:
  - a. Bass moved, Porter seconded reimbursement to Santos (\$116.23) for cost of legal notice in Ruidoso News. Due to computer dump, the legal notice was provided at no fee, no check is to be cut for this notice.
  - b. Santos moved, Porter seconded payment of \$32.59 to Lori Gibson for additional work done on 196 Crown Ridge property. (Porter verified the work that had been done)

11. Announcement of Upcoming Meetings:

Next Regular meeting: 18 April 2013 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM

12. Adjournment: Bass moved, Santos seconded adjournment at 11:40am

/S/ Marti Santos

Secretary

*The agenda for the meeting can be revised and published up to twenty-four hours prior to the meeting and will be posted on the public bulletin board at ALG&CC, Alto, NM. 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 Meetings Act. The Commission may revise the order of Agenda items considered at this Open Meeting.*

# ATTACHMENT 1

## Follow-up Items from Previous Meetings

- 1) OWNER: Jungers CONTRACTOR: Express Stucco Permitted 18 Oct 12  
LEGAL: SB; U1; B1; L40 STREET: 162 Crown Ridge  
REQUEST: Replace existing tie wall with CMU wall  
COMMENTS: As of 3 Apr: Underway; missing rail supports between uprights. (FU: Porter)
- 2) OWNER Ordish / James CONTRACTOR JDP Contractors Permitted 21 Jun/16 Aug 12  
LEGAL SB; U2, B4, L10 STREET 217 Brentwood Dr.  
REQUEST NEW CONSTRUCTION (Access from Pine Cone)  
COMMENTS: As of 3 Apr: Staked and clearing started. Cert of Occ (upon completion). (FU: Porter)
- 3) OWNER: Kahn CONTRACTOR: Ray Montes, Pers Touch Constr Permitted 21 Feb 13  
LEGAL: LS; U1; B3, L26A STREET: 283 Lake Shore  
REQUEST: refresh and additional gravel parking area; riprap to support parking area on step slope  
COMMENTS: As of 5 Mar: Underway (FU: Porter)
- 4) OWNER: Gaspard CONTRACTOR: Blue Spruce Constr Permitted 21 Mar 13  
LEGAL: LS; U1; B3; L13 STREET: 114 Buena Vista  
REQUEST: RR tie wall; repair & add  
COMMENTS: As of 3 Apr: Not started. (FU: Porter)
- 5) OWNER: Haynes CONTRACTOR: Moebus Construction Permitted 21 Mar 13  
LEGAL: LS; U2; B4; L28 STREET: 150 Buena Vista  
REQUEST: Repl rotten deck boards; stain entire deck to match existing  
COMMENTS: As of 3 Apr: Not started. (FU: Porter)
- 6) OWNER: Harrell CONTRACTOR: Eagle Creek Constr Permitted 3 May 12  
LEGAL: ALG&CC; U4, B14, L10A STREET: 101 Greenbrier Ct  
REQUEST: New addition; all stone, roof, decking, finishes to be same as existing.  
COMMENTS: As of 3 Apr: Almost complete (FU: Santos)
- 7) OWNER: Neal CONTRACTOR: Dancing Bear Permitted 18 Oct 12  
LEGAL: ALGCC, U4, B12, L29 STREET: 101 Grapevine Ct  
REQUEST: Carport attached to existing deck (color & roofing to match existing)  
COMMENTS: As of 3 Apr: Underway; cinderblock wall needs finish. (FU: Porter)
- 8) OWNER: Damron CONTRACTOR: Owner Permitted 6 Dec 12  
LEGAL: ALG&CC; U4; B12; L45 STREET: 230 Fort Stanton Road  
REQUEST: Downsize and rebuild deck; redwood; treated lumber; footing  
COMMENTS: As of 3 Apr: Underway; decking appears complete; needs rails. (FU: Santos)
- 9) OWNER: McConnell CONTRACTOR: Tower Construction Permitted 15 Mar 12  
LEGAL: AL; U7, B17, L37 STREET: 166 Del Monte Dr **EXPIRED**  
REQUEST: Storage Addition within Carport; underneath house  
COMMENTS: As of 5 Mar: Not started. (FU: Santos)

- 10) OWNER: Hicks CONTRACTOR: Owner Permitted 6 Dec 12  
 LEGAL: ALGCC; U5; B14; L25 STREET: 221 Midiron Dr  
 REQUEST: Construct exterior deck directly underneath existing entry-level deck - for access to crawl space/heating, and plumbing. (no excavation); redwood; stain to match existing deck & stairs.  
 COMMENTS: As of 3 Apr: Underway. (FU: Santos)
- 11) OWNER: Brininstool CONTRACTOR: Cowen Permitted 20 Dec 12  
 LEGAL: ALGCC; U2, B6, L12 STREET: 120 French Dr  
 REQUEST: Additions: Dining Room, Laundry Room, Expand Kitchen, Concrete Porch, Covered Bar-B-Que, Deck, Master Bath, Guest Bath, & 2nd Level Guest Suite. Landscaping – terracing; borders; creek bed; river rock; berm circular drive; drip irrigation; mulch; synthetic turf – permitted 7 Feb 13  
 COMMENTS: As of 3 Apr: Construction competed; landscaping underway. (FU: Porter)
- 12) OWNER: Shafer CONTRACTOR: Alto Mesa Builder's Inc Permitted 21 Mar 13  
 LEGAL: ALGCC; U4; L25A STREET: 154 Crooked Stick Ln  
 REQUEST: Townhouse: repl existing wood decking w/trex-type product; new roof over existing deck DISAPPROVED by HOA  
 COMMENTS: Pending VoR (FU: Bass)
- 13) OWNER: Hammons CONTRACTOR: Ray Pave Constr Permitted 21 Mar 13  
 LEGAL: DPW; U1; LTR3C STREET: 106 Wolf Run Lane  
 REQUEST: Pave existing gravel/dirt drive  
 COMMENTS: COMPLETE
- 14) OWNER: Winston CONTRACTOR: Younger Permitted 21 Mar 13  
 LEGAL: DPW; U1; L37 STREET: 112 Bull Elk Ct  
 REQUEST: Re-roof wood shake shingles with metal  
 COMMENTS: (FU: Bass)
- 15) OWNER: Keener CONTRACTOR: Ratliff Permitted 7 Jun 12  
 LEGAL: DPW, U1, L20 STREET: 141 Deer Park Dr  
 REQUEST: NEW CONSTRUCTION  
 COMMENTS: As of 3 Apr: Almost complete. Cert of Occ (upon completion). (FU: Porter)
- 16) OWNER: Kelley CONTRACTOR: Owner Permitted 20 Dec 12  
 LEGAL: DPW; U2; B; L56 STREET: 172 Deer Park Dr  
 REQUEST: NEW CONSTRUCTION; fence  
 COMMENTS: As of 3 Apr: Underway (FU: Porter)
- 17) OWNER: Wright CONTRACTOR: Owner (A.D. Powers) Permitted 1 Nov 12  
 LEGAL: HM; U3; B12; L19 STREET: 166 Stable Road  
 REQUEST: Build shaft and install a 5x6 elevator on south side of home between main & second floors. Add 8 x 16 deck to main floor, and 8 x 8 deck to lower level of east side of home.  
 COMMENTS: As of 3 Apr: Underway. (FU: Santos)
- 18) OWNER: Anderson CONTRACTOR: Myers Permitted 21 Feb 13  
 LEGAL: DPW; U6; L168A STREET: 103 Porcupine  
 REQUEST: Landscaping Amendment for utility enclosure/wall w/stucco/rock veneer to match house (to screen electric, water, gas, meters, etc.)  
 COMMENTS: (FU: Porter)

- 19) OWNER: Schultz CONTRACTOR: Ratliff Permitted 18 Oct 12  
 LEGAL: DPV; U8; L229A STREET: 174 Antler  
 REQUEST: Install Girard roof over rear courtyard; install stamped concrete floor in existing rear courtyard  
 COMMENTS: As of 5 Feb: Underway. Block & lumber on ground. (FU: Porter)
- 20) OWNER: Ratliff CONTRACTOR: Ratliff Permitted 7 Feb 13  
 LEGAL: DPV; U8; L 149 STREET: 113 (111?) Reindeer  
 REQUEST: NEW CONSTRUCTION  
 COMMENTS: Pending: VoR; rural address; NMED/septic (FU: Porter)
- 21) OWNER: Stewart CONTRACTOR: GNC Investments, Inc Permitted 6 Sep 12  
 LEGAL: DPV, U8, L201 STREET: 237 Saddleback  
 REQUEST: NEW CONSTRUCTION  
 COMMENTS: As of 5 Feb: Underway. Cert of Occ (upon completion). (FU: Porter)
- 22) OWNER: Garber CONTRACTOR: Sun Valley Permitted 21 Mar 13  
 LEGAL: ALGCC; U2; B6; L37 STREET: 107 Incredible Dr PENDING PAYMENT  
 REQUEST: NEW CONSTRUCTION  
 COMMENTS: (FU: Bass)
- 23) OWNER: Yule CONTRACTOR: Cyclone Constr Permitted 24 Jan 13  
 LEGAL: DPM; U2; L2 STREET: 1305 High Mesa  
 REQUEST: Replace 5 windows – low E glass; stucco repair; no color change; add 5' x 26' rear redwood deck w/fortress metal rails (to be adjacent and separate from existing); add 5' privacy wall on front patio w/stucco to match existing home exterior  
 COMMENTS: As of 3 Apr: window replacement and privacy wall complete; deck Underway. (FU: Santos)
- 24) OWNER: Pope CONTRACTOR: Tim Gibson Permitted 21 Feb 13  
 LEGAL: DPM; U4, L3 STREET: 1316 High Mesa Rd  
 REQUEST: Asphalt paving over existing drive  
 COMMENTS: COMPLETE
- 25) OWNER: Sherman CONTRACTOR: Cornelius Constr Permitted 6 Dec 12  
 LEGAL: DPM; U8; L12A STREET: 107 Sunflower  
 REQUEST: Addition & new roof structure over existing house  
 COMMENTS: As of 3 Apr: Underway. (FU: Santos)
- 26) OWNER: Fisher CONTRACTOR: Prewitt Constr Permitted 4 Oct 12  
 LEGAL: DPM; U13; L5A STREET: 108 Paint Brush  
 REQUEST: NEW CONSTRUCTION  
 COMMENTS: As of 3 Apr: Underway. Cert of Occ (upon completion). (FU: Santos)
- 27) OWNER: Starnes/Lindsey CONTRACTOR: SB Ent. (P. Fanning) Permitted 1 Nov 12  
 LEGAL: DPM; U12; L8 STREET: 125 Water Spirit Trail  
 REQUEST: Convert existing b/r to media room; add 19 x 24 sq ft addition to increase size; replace b/r & ba. Roof & stucco colors to match existing. Expand deck; move deck stairs and replace landing. Deck restrain to match existing. Revise landscaping to go around addition.  
 COMMENTS: As of 3 Apr: Underway.. (FU: Santos)
- 28) OWNER: Pettis CONTRACTOR: Permitted 21 June 12  
 LEGAL: HM; U1, B3, L20 STREET: 127 Mira Monte  
 REQUEST: Addition of attached storage; repair/replace rotten soffits, kitchen window  
 COMMENTS: As of 3 Apr: Underway (FU: Santos)