

Alto Lakes Special Zoning District

MINUTES – 3 October 2013

1. Call to order: 9:00am
2. Roll call: Abbott, Porter, Santos present
3. Pledge of Allegiance
4. Approval of Meeting Agenda: Porter moved to approve; Santos seconded
5. Approval of Meeting Minutes for 19 Sep 2013 Regular Meeting: Porter moved to approve; Santos seconded
6. VARIANCE/PERMIT REQUESTS (Part 1)

A. Variance Hearing: None

B. Zoning Permits:

- | | | | | |
|-----------|---|-------------|---------------------------------|-------|
| 1) OWNER: | Sprouse | | | TABLE |
| LEGAL: | LS; U1; B4; L10 | STREET: | 309 Lakeshore | |
| REQUEST: | Add covered deck with same roofline & material – metal | | | |
| COMMENTS: | | | | |
| 2) OWNER: | Washburn | CONTRACTOR: | Pinetree | \$25 |
| LEGAL: | LS; U1; B4; L11 | STREET: | 311 Lake Shore | |
| REQUEST: | re-roof w/metal | | | |
| MOTION: | Porter | SECOND: | Abbott | |
| 3) OWNER: | Reecer | CONTRACTOR: | Younger | \$25 |
| LEGAL: | ALGCC; U1; B1; L14 | STREET: | 352 Lake Shore | |
| REQUEST: | Re-roof (Timberline laminated asphalt; shakewood) | | | |
| MOTION: | Porter | SECOND: | Santos | |
| 4) OWNER: | Bishop | CONTRACTOR: | MP Chavez Enterprises, Inc | TABLE |
| LEGAL: | ALGCC; U6; B15; L63&64 | STREET: | 338 Ft Stanton | |
| REQUEST: | Extend driveway (base course) from Lot 63 across Lot 64 | | | |
| MOTION: | Porter | SECOND: | Santos | |
| COMMENTS: | NO SHOW X2 | | | |
| 5) OWNER: | Humes | CONTRACTOR: | Timms-Maldonado Drywall | \$25 |
| LEGAL: | ALGCC; U5; B15; L20 | STREET: | 186 Midiron Dr | |
| REQUEST: | Re-roof (emergency; presented on 19 Sep) | | | |
| MOTION: | Santos | SECOND: | Porter | |
| 6) OWNER: | Multiple | CONTRACTOR: | Smith-Arrowhead | \$25 |
| LEGAL: | AV Condo | STREET: | 131, 133, 135, 137, 139 MidIron | |
| REQUEST: | Re-roof | | | |
| MOTION: | Santos | SECOND: | Porter | |
| 7) OWNER: | Multiple | CONTRACTOR: | Smith-Arrowhead | \$25 |
| LEGAL: | AV Condo | STREET: | 141, 143, 145, 147, 149 MidIron | |
| REQUEST: | Re-roof | | | |
| MOTION: | Santos | SECOND: | Porter | |

- 8) OWNER: Boston CONTRACTOR: CCR \$25
LEGAL: ALGCC; U5; B15; L40 STREET: 139 Del Monte Dr
REQUEST: Re-roof (20-yr comp shingle replaced by DAF 30 yr comp shingle; rustic cedar)
MOTION: Porter SECOND: Santos
- 9) OWNER: Smith CONTRACTOR: Moebus \$77.20
LEGAL: ALGCC; U3; B10; L32 STREET: 129 Crown Ridge
REQUEST: Add sitting/workout room to mstr b/r; enlarge mstr closet (roof ties into existing roof).
Remove lattice underpinning around deck & repl w/stucco to match existing exterior. Re-roof
MOTION: Santos SECOND: Porter
COMMENTS: (FU: Porter)
- 10) OWNER: Turberville CONTRACTOR: Younger \$25
LEGAL: SB; U1; B1; L38 STREET: 166 Crown Ridge
REQUEST: Re-roof (Mueller 26 gauge R-panel, mansard brown)
MOTION: Santos SECOND: Porter
- 11) OWNER: RMSCO LTD. CONTRACTOR: Arrowhead \$25
LEGAL: LS; U1; B3; L7A STREET: 196 Crown Ridge
REQUEST: Re-Roof
MOTION: Santos SECOND: Porter
- 12) OWNER: Metschan CONTRACTOR: Aspen \$25
LEGAL: SB; U3; B8; L14 STREET: 134 Sunset
REQUEST: Re-roof as existing; Decks sanded/stained as existing
MOTION: Santos SECOND: Porter
- 13) OWNER: Wall CONTRACTOR: Younger Construction \$25
LEGAL: SB; U3; B10; L4 STREET: 180 Brentwood
REQUEST: Re-Roof
MOTION: Porter SECOND: Santos
- 14) OWNER: Patten CONTRACTOR: Younger \$25
LEGAL: ALGCC; U4; B12; L28 STREET: 109 Broadmoor
REQUEST: Re-roof (Mueller 26 gauge R-panel over composition shingles; burnished slate)
MOTION: Porter SECOND: Santos
- 15) OWNER: Wood CONTRACTOR: Younger \$25
LEGAL: ALGCC; U4; B13; L5 STREET: 126 Broadmoor
REQUEST: Re-roof (Mueller 26-gauge metal R-pane; saddle leather brown)
MOTION: Porter SECOND: Santos
- 16) OWNER: Harvey CONTRACTOR: Owner (VOR = Pinetree) \$25
LEGAL: ALGCC; U14; B14; L21 STREET: 150 Broadmoor
REQUEST: Re-roof (Mueller 26-gauge metal R-panel; forest green)
MOTION: Porter SECOND: Santos
- 17) OWNER: McKenzie CONTRACTOR: Bass Bros TABLE
LEGAL: ALGCC; U4; B12; L60 STREET: 151 Broadmoor
REQUEST: re-roof (Mueller 26-gauge R-panel; burnished slate); new deck roof (21.5 x 13)
MOTION: SECOND:
COMMENTS:

18) OWNER:	Moutray	CONTRACTOR:	Van Winkle Roofing	TABLE
LEGAL:	ALGCC, U4, B2, L23	STREET:	111 Pinehurst	
REQUEST:	Re-roof same as existing			
MOTION:		SECOND:		
COMMENTS:	(FU:)			
19) OWNER:	Caldarella	CONTRACTOR:	Younger	\$25
LEGAL:	SB; U2; B4; L30	STREET:	105 Woodbrier	
REQUEST:	Re-roof (Timberline laminated asphalt; shakewood)			
MOTION:	Porter	SECOND:	Santos	
20) OWNER:	Olive	CONTRACTOR:	Younger	\$25
LEGAL:	ALGCC; U4; B12; L25	STREET:	103 Grapevine	
REQUEST:	Re-roof (Mueller 26-gauge metal R-pane; mansard brown)			
MOTION:	Porter	SECOND:	Santos	
21) OWNER:	Clark	CONTRACTOR:	Younger	\$25
LEGAL:	ALGCC; U3; B10; L18	STREET:	310 High Mesa	
REQUEST:	Re-roof (30-yr dimensional shingle; Tamko; thunderstorm gray)			
MOTION:	Porter	SECOND:	Santos	
22) OWNER:	Requenez	CONTRACTOR:	Younger Construction	\$25
LEGAL:	ALG&CC; U3; B12; L7	STREET:	319 High Mesa Drive	
REQUEST:	Re-Roof			
MOTION:	Porter	SECOND:	Santos	
23) OWNER:	Kusenberger	CONTRACTOR:	Owner	Re-submit
LEGAL:	ALGCC; U3; B10; L10A	STREET:	402 High Mesa	
REQUEST:	Landscape			
MOTION:	Porter	SECOND:	Santos	
COMMENTS:	NO SHOW X4 – remove from Agenda; needs to re-submit			
24) OWNER:	Moreno	CONTRACTOR:	Arrowhead	\$25
LEGAL:	ALGCC; U1; B2; L3	STREET:	904 High Mesa	
REQUEST:	Re-roof (30-yr dimensional shingle; Tamko; cedar blend)			
MOTION:	Santos	SECOND:	Porter	
25) OWNER:	Featherstone	CONTRACTOR:	A New Millenium Roofing	\$25
LEGAL:	ALGCC; U2; B6; L18	STREET:	108 French Dr	
REQUEST:	Re-roof			
MOTION:	Santos	SECOND:	Porter	
26) OWNER:	Wilkinson	CONTRACTOR:	OWNER (Recom Construction)	\$50
LEGAL:	ALGCC; U2; B6; L9	STREET:	106 Coggins	
REQUEST:	Re-Stucco - packet rc'd from Ingrid on 19 Sep			
MOTION:	Santos	SECOND:	Porter	
COMMENTS:	(FU: Abbott)			
27) OWNER:	Harz	CONTRACTOR:	Pine Tree	\$25
LEGAL:	THS 7; Site C	STREET:	103 PineTop	
REQUEST:	Re-roof			
MOTION:	Santos	SECOND:	Porter	

- 28) OWNER: McCauland CONTRACTOR: ZiaScapes \$25
LEGAL: DPW; U1; L12 STREET: 133 Deer Park Drive
REQUEST: Landscaping
MOTION: Santos SECOND: Porter
- 29) OWNER: Vanчек CONTRACTOR: Mike Lynch \$0
LEGAL: DPW; U4; L109 STREET: 229 Deer Park
REQUEST: Level two pedestals on either side of front of drive
MOTION: Porter SECOND: Santos
COMMENTS: Pedestals deemed to be on County property; work COMPLETE
- 30) OWNER: McPeters CONTRACTOR: \$0
LEGAL: DPW; U4; L111 STREET: 233 Deer Park
REQUEST: Re-seal driveway same as existing
MOTION: Santos SECOND: Porter
COMMENTS: Payment waived as deemed akin to re-sealing asphalt
- 31) OWNER: Orban CONTRACTOR: OWNER \$0
LEGAL: DPW; U6; L183 STREET: 103 Doe Ct
REQUEST: Paint exterior stucco
COMMENTS: Painting only – not a Zoning issue
- 32) OWNER: Ballard CONTRACTOR: Younger Construction \$25
LEGAL: DPW; U3; L19E STREET: 110 Red Hawk Lane
REQUEST: Re-Roof
MOTION: Porter SECOND: Santos
- 33) OWNER: Bramblett CONTRACTOR: Alto Mesa Bldrs \$57.50
LEGAL: DPW; U6; L167 STREET: 101 Porcupine Ct
REQUEST: Add concrete steps, walk & rail along south side
MOTION: Santos SECOND: Porter
COMMENTS: (FU: Abbott)
- 34) OWNER: Liberti CONTRACTOR: Express Stucco TABLE
LEGAL: DPW; B6; L170A STREET: 105 Porcupine
REQUEST: Stucco exterior (complete change from wood to stucco)
MOTION: SECOND:
COMMENTS: Need notarized rep statement from owner (FU: Abbott)
- 35) OWNER: Tobey CONTRACTOR: Arrowhead Roofing \$25
LEGAL: HM; U3; B12; L33 STREET: 102 Stable Rd
REQUEST: Re-roof (Tamko; 30 yr; rustic cedar)
MOTION: Santos SECOND: Porter
- 36) OWNER: Kisler CONTRACTOR: Owner TABLE
LEGAL: DPV; U4; L19 STREET: 170 Deer Park Valley
REQUEST: Replace/Repair deck
MOTION: SECOND:
COMMENTS: (FU:)
- 37) OWNER: Gwyn CONTRACTOR: TABLE
LEGAL: DPV; U1; L28 STREET: 106 Valley Court
REQUEST: Fence/courtyard enclosure
MOTION: SECOND:
COMMENTS: Insufficient documentation – NP plan; details on plat. (FU: Abbott)

- 38) OWNER: Hood CONTRACTOR: Aspen \$25
 LEGAL: ALGCC U2; B6; L32 STREET: 104 Bent Tree
 REQUEST: re-roof (Corning; Oakridge lifetime shingle in driftwood brown); Stain deck & handrails same as existing.
 MOTION: Santos SECOND: Porter
- 39) OWNER: Richardson CONTRACTOR: Aspen Contracting \$
 LEGAL: ALG&CC; U1; B4; L15 STREET: 128 Mulligan
 REQUEST: Re-Roof
 MOTION: Santos SECOND: Porter
- 40) OWNER: Skarda CONTRACTOR: Alto Mesa Bldrs (Buechter) \$117.50
 LEGAL: ALGCC; U1; B4; L17 STREET: 132 Mulligan
 REQUEST: Re-roof; new deck roof over existing open patio; add eyebrow roof at SW corner of house
 MOTION: Santos SECOND: Porter
 COMMENTS: (FU: Santos)
- 41) OWNER: Strickland CONTRACTOR: ZiaScapes \$75
 LEGAL: DPM; U8; L1 STREET: 111 Blazing Star
 REQUEST: Landscaping – courtyard enclosure (5' high; stucco; >1,200 sq ft)
 MOTION: SECOND:
 COMMENTS: (FU: Santos)

C. Short-term Rental Permits:

D. Re-plats: Two re-plats approved

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:

- 1) As first and second were returned as refused, Porter to send third certified letter to owner of 163 Crown Ridge notifying them of complaint against them concerning possible short-term rental property and forthcoming legal actions.
- 2) COMPLAINT presented; property is being cleaned up. Abbott to respond to complainants.

C. Past Actions:

- 1) Final amendment signatures notarized on 1 August; Abbott to take to Carrizozo
- 2) Forest Health postcards:
 - a. Santos to pick-up postcards from CopyRite
 - b. Abbott to request mailing labels from Club
 - c. Porter to purchase postcard stamps

D. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

- 1) OWNER: Raney Remove
LEGAL: ALGCC; U1; B3; L7 STREET: 1386 High Mesa
REQUEST: NO SHOW X4 – remove from Agenda. VARIANCE DISCUSSION to reduce setback to bring current deck into compliance – and then demo & re-build deck with a cover (Fabrail 29-gauge metal roof on house & proposed deck; hunter green) Porter & Abbot to contact owner with additional questions.
- 2) OWNER: Porter
LEGAL: STREET: 125 Crown Ridge
REQUEST: VARIANCE DISCUSSION to reduce 30 foot rear setback by 10 feet in order to build deck ten feet into the setback (deck proposed to be 10 x 10; uncovered; redwood; 1 foot high).
COMMENTS: Based on information submitted, it currently appears there would not be a problem with obtaining a Variance.

B. Public Comments: None.

C. Commissioner Comments:

Abbott/Porter to present offer of ALSZD purchase of Pheromone packets to ALGCC Board of Directors at 21 Sep Board meeting. Response from Club due by 8 Oct 13

b) Informal Discussions: None

c) Treasurer's Report.

- 1) Permit Fees:
a. Total of permit fees received: \$1002.20
b. Additional fees received: \$125 (5 past applications from Bass Bros)
- 2) Bank account: As of 3 Oct, \$23,684.35
- 3) Invoice Approvals: None. Check #1043 for \$25 written to refund Bass Bros for Morris permit at 106 White Court

d) Announcement of Upcoming Meetings:

Next Regular meeting: 17 October 2013 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM

e) Adjournment: Santos moved, Porter seconded adjournment at 1:35pm

/S/ Marti Santos
Secretary

The agenda for the meeting can be revised and published up to seventy-two 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.

- 9) OWNER: Wood CONTRACTOR: Marlin Alston Constr Permitted 25 Jun 13
LEGAL: DPM; U5; L1 STREET: 1353 High Mesa
REQUEST: Storage room above garage; metal roof to match existing (713 sq ft; 24' high at peak)
COMMENTS: As of 1 Oct: Underway (FU: Santos)
- 10) OWNER: Burtschell CONTRACTOR: Aztec Stucco Permitted 19 Jul & Aug 13
LEGAL: HM; U2; B8; L10 STREET: 1416 High Mesa
REQUEST: Repl wood siding with stucco (permitted 18 Jul); Add 30x12 concrete patio to repl old decking & connect front and back decks; roof with flat, pitched "shack" roof
COMMENTS: As of 3 Sep: Underway (FU: Santos)
- 11) OWNER: Little CONTRACTOR: SnowBird Res. Constr Permitted 18 Jul 13
LEGAL: LS; U1; B3; L45 STREET: 308 Lake Shore
REQUEST: Add additional 16x24 (uncovered) to existing deck
COMMENTS: (FU: Abbott)
- 12) OWNER: Sanford CONTRACTOR: Phillip Fanning Permitted 22 Apr 13
LEGAL: LS; B3; L53A STREET: 326 Lake Shore
REQUEST: New deck below existing deck; asphalt gravel drive
COMMENTS: As of 3 Sep: drive is still gravel. (FU: Porter)
- 13) OWNER: Stokes CONTRACTOR: Aztec Stucco Permitted 18 Jul 13
LEGAL: ALGCC; U2; B7; L19 STREET: 117 French
REQUEST: Lighting; Stucco wall; wrought iron fence
COMMENTS: As of 3 Sep: Not started. (FU: Abbott)
- 14) OWNER: Collins CONTRACTOR: Reliable Bldrs permitted 19 Sep 13
LEGAL: ALGCC; U2; B6; L13 STREET: 118 French
REQUEST: Demo/repl deck along side; increase deck 2' on front of house
COMMENTS: (FU: Abbott)
- 15) OWNER: Kelley CONTRACTOR: Owner Permitted 20 Dec 12
LEGAL: DPW; U2; B; L56 STREET: 172 Deer Park Dr
REQUEST: NEW CONSTRUCTION; fence; courtyard relocated to side of house due to topography
COMMENTS: As of 1 Oct: Underway (FU: Abbott)
- 16) OWNER: Ramsey CONTRACTOR: Daniel Candalaria Permitted 22 Apr 13
LEGAL: DPW; U2; L59 STREET: 173 Deer Park Dr
REQUEST: Landscaping: create 3 berms w/river rock; deer resistant plants/trees and wood chips; drip irrigation. Re-gravel driveway
COMMENTS: As of 31 Aug: Not started. (FU: Abbott)
- 17) OWNER: Hart CONTRACTOR: Express Stucco Permitted 6 Jun 13
LEGAL: DPW; U3; L29A STREET: 203 Red Hawk Dr
REQUEST: Construct block/stucco-covered retaining wall within setbacks; NTE 3 high; landscape to prevent erosion due to drainage. Re-grade & re-pave drive
COMMENTS: As of 1 Oct: Not started, but dead trees are being removed. (FU: Abbott)
- 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: As of 15 May: Underway. (FU: Abbott)

- 29) 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 Oct: Underway. (FU: Santos)
- 1) OWNER: Bryant CONTRACTOR: Chandler Builders Permitted 15 Aug 13
LEGAL: DPM; U11; L16 STREET: 119 Blazing Star Trail
REQUEST: Deck addition (composite; redwood rails; 500') to match existing
COMMENTS: (FU: Santos)
- 30) OWNER: Fisher CONTRACTOR: Prewitt Constr Permitted 4 Oct 12
LEGAL: DPM; U13; L5A STREET: 108 Paint Brush
REQUEST: NEW CONSTRUCTION
COMMENTS: As of 3 Oct: Underway. Cert of Occ (upon completion). (FU: Santos)