

Alto Lakes Special Zoning District

MINUTES – 19 December 2013

1. Call to order: 9:01am
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 5 Dec 2013 Regular Meeting: Porter moved to approve, Santos seconded
6. VARIANCE/PERMIT REQUESTS (Part 1)

A. Variance Hearing: None

B. Zoning Permits:

- 1) OWNER: Hawthorne CONTRACTOR: Cowan Constr \$25
LEGAL: SB; U2; B7; L4A STREET: 206 Ft Stanton Rd
REQUEST: Re-roof (Mueller metal U-panel; cocoa brown)
MOTION: Santos SECOND: Porter
COMMENTS: Approved pending VoR; payment

- 2) OWNER: Allen CONTRACTOR: Noel Bowley Constr N/A
LEGAL: ALGCC; U5; B14; L22 STREET: 152 Broadmoor
REQUEST: New contractor to repair/repl decking (TimberTek) & siding
MOTION: Santos SECOND: Porter
COMMENTS: Change of contractor (initially permitted 21 Nov 13) (FU: Porter)

- 3) OWNER: Allen CONTRACTOR: TBD N/A
LEGAL: ALGCC; U5; B14; L22 STREET: 152 Broadmoor
REQUEST: New contractor to re-roof (Mueller; ivy green) and extend over existing deck
COMMENTS: Change of contractor (initially permitted 21 Nov 13) (FU: Porter)

- 4) OWNER: Greenberg CONTRACTOR: Pine Tree Constr TABLE
LEGAL: AL; U5; B14; L29 STREET: 136 Torrey Pines
REQUEST: Re-roof as existing (tile; hickory color)
MOTION: SECOND:
COMMENTS: Not heard pending receipt of VoR; Payment

- 5) OWNER: Gaspard CONTRACTOR: PineTree Constr Pending payment
LEGAL: LS; U1; B3; L13 STREET: 114 Buena Vista
REQUEST: Remove current roof; install Capri Clay villa tile
MOTION: Santos SECOND: Porter

- 6) OWNER: Welch CONTRACTOR: Express Stucco
LEGAL: SB; U3; B8; L7A STREET: 201 Lake Shore
REQUEST: Add garage with living area (apartment) above (PLANS AT MEETING)
COMMENTS: Not heard - Owner changed mind

- 7) OWNER: Rennhack CONTRACTOR: High Country Landscapes \$25
LEGAL: LS; U1; B2; L37 STREET: 506 High Mesa
REQUEST: Landscape
MOTION: Santos SECOND: Porter

- 8) OWNER: Beatty CONTRACTOR: Kirk Stephens
 LEGAL: HM; U2; B8; L11 STREET: 1418 High Mesa
 REQUEST: Landscape (dry creek bed w/rock; drip system; drought tolerant deer resistant plants)
 MOTION: SECOND:
 COMMENTS: Remove from Agenda due to no show; Abbott to follow-up if work has been done.
- 9) OWNER: Growson CONTRACTOR: GDM Contracting \$25
 LEGAL: DPW TH 67 STREET: 103 Crooked Stick Ln
 REQUEST: Repair existing courtyard encl & repl posts (side fell over).
 MOTION: Santos SECOND: Porter
 COMMENTS: (FU: Abbott)
- 10) OWNER: Jost CONTRACTOR: Owner TABLE
 LEGAL: DPW; U2; L57 STREET: 171 Deer Park Dr
 REQUEST: Landscape – addition of gravel walk along sides of house. Level with rock to deck stairs along right side (and along the left at a future date). RR timbers to hold rock at bottom.
 MOTION: SECOND:
 COMMENTS: Tabled pending drainage plan to ensure water doesn't flow onto neighbor's property. (FU: Abbott)
- 11) OWNER: Boone CONTRACTOR: Aspen Contracting \$25
 LEGAL: HM; U1; B4; L22 STREET: 154 Twin Tree Loop
 REQUEST: Re-roof (26 gauge Mueller metal; r-panel in charcoal – same as existing. Adobe-style roof with 1/12 pitch; none of roof is visible)
 MOTION: Santos SECOND: Porter

C. Short-term Rental Permits: One permit issued to Hummingbird Cabins

D. Re-plats: None

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: None

C. Past Actions: None

D. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

At 10:27am, Porter moved and Santos seconded adjourning to Executive Session to discuss possible legal action and pending MOU. A roll call vote was held, and all voted "aye." At 10:39, Porter moved, Santos seconded closing the Executive Session.

B. Public Comments: None

C. Commissioner Comments:

- 1) Due to annual Club closure during January (1-21 Jan 2014), the ALSZD and ACC will meet ONLY on 16 JANUARY. The DEADLINE for submission of permit applications for the 16 January 2014 meeting will be 3:00pm on 9 January 2014.
- 2) Due to the large number of outstanding payments and mandated Village of Ruidoso permits, ALSZD will not issue permits to owners/contractors with outstanding documentation (either payments or Village of Ruidoso permits).
- 3) Pending VoR permits: Santos sent list of VoRs pending to the Village.
- 4) Porter to investigate purchase of projector. Santos moved, Abbott seconded disbursement of funds up to \$125 (plus tax) to purchase portable projector.

9. Informal Discussions: None

10. Treasurer's Report.

- 1) Permit Fees:
 - a. Total of permit fees received: \$25.00
 - b. Additional fees received: None
- 2) Bank account: As of 17 Dec 13: \$26,700.20
- 3) Invoice Approvals: None

11. Announcement of Upcoming Meetings:

Next Regular meeting: 16 January 2014 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM.
Deadline for submission of permit applications is 3:00pm 9 Jan 2014.

12. Adjournment: Santos moved, Abbott seconded adjournment at 10:58am

/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.

ATTACHMENT 1

Follow-up Items from Previous Meetings

- 1) 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 17 Dec: decking complete; needs rails & a real step. (FU: Abbott)
- 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 19 Nov: Underway – Permit expired and drive crosses onto adjacent lot - Abbott to contact. Cert of Occ (upon completion). (FU: Abbott)
- 3) OWNER: Maxwell CONTRACTOR: Philip Fanning Permitted 5 Sep 13
LEGAL: ALGCC; U3; B10; L23 STREET: 101 Crown Ridge
REQUEST: Expand redwood deck; Re-roof metal (mocha tan)
COMMENTS: (FU: Porter)
- 4) OWNER: Apel CONTRACTOR: Scott Pacheco & Son Permitted 18 Jul 13
LEGAL: SB; U2, B4, L35 STREET: 104 Crown Ridge
REQUEST: Re-do courtyard due to previous faulty work. Add stacked stone to façade; repaint house
COMMENTS: As of 5 Dec: Underway (FU: Porter)
- 5) OWNER: Dismukes CONTRACTOR: Peralta Permitted 5 Dec 13
LEGAL: SB; U1; B1; L45 STREET: 148 Crown Ridge
REQUEST: Retaining wall replaced with new footings; replace railroad ties with block wall
COMMENTS: As of 17 Dec: Underway. (FU: Porter)
- 6) 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 Sep: COMPLETE?; missing rail supports between uprights. Abbott to contact re extension. (FU: Porter)
- 7) OWNER: Wood CONTRACTOR: Prewitt Permitted 7 Nov 13
LEGAL: ALGCC; U4; B13; L5 STREET: 126 Broadmoor
REQUEST: Repl wood rear deck & stairs with composite; color same as existing
COMMENTS: As of 17 Dec: Not started. (FU: Porter)
- 8) OWNER: McConnell CONTRACTOR: Charles Shook Constr \$25
LEGAL: ALGCC; U7; B17; L37 STREET: 166 Del Monte
REQUEST: Replace decking w/composite; replace wood railings with black metal rails; any needed new/bare wood (floor joists, et) will be painted or stained to match existing house color.
COMMENTS: (FU: Porter)
- 9) OWNER: Kewley CONTRACTOR: Owner Permitted 5 Dec 13
LEGAL: LS; U1; B3; L14A STREET: 116 Buena Vista
REQUEST: Concrete pad in front of east garage doors; repl railroad tie stairs with concrete steps and metal railing.
COMMENTS: Permit granted to Owner as contractor Manny Maheng is unlicensed. Owner advised of potential liabilities. (FU: Porter)

- 10) 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 17 Dec: Underway (FU: Santos)
- 11) OWNER: Jenkins CONTRACTOR: Jack Johnson permitted 21 Nov 13
 LEGAL: SB; U1; B1; L75, 76 STREET: 267 Lake Shore
 REQUEST: Remove/replace existing concrete block retaining wall with engineered poured concrete wall and stucco/paint to match house.
 COMMENTS: As of 17 Dec: Not started. (FU: Porter)
- 12) OWNER: Sprouse CONTRACTOR: Cyclone Bldrs Permitted 17 Oct 13
 LEGAL: LS; U1; B4; L10 STREET: 309 Lake Shore
 REQUEST: Add covered deck with same roofline & material – metal
 COMMENTS: As of 17 Dec: Not started. (FU: Porter)
- 13) 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 17 Dec: drive is still gravel. (FU: Porter)
- 14) 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 17 Dec: Not started. (FU: Abbott)
- 15) OWNER: Apodaca CONTRACTOR: Quinones Construction Permitted 17 Oct 13
 LEGAL: ALGCC; U2; B7; L15 STREET: 129 French
 REQUEST: NEW CONSTRUCTION – built per plans, however moving so house falls inside the 15' side set-backs. Cert of Occ upon completion
 COMMENTS: As of 17 Dec: Underway. (FU: Abbott)
- 16) OWNER: Simpson CONTRACTOR: Rockefeller's Constr Permitted 5 Dec 13
 LEGAL: DPW; U2; L32B STREET: 204 Quail Run Ln
 REQUEST: Demo single garage on north side due to fire
 COMMENTS: COMPLETE
- 17) OWNER: DeGroat CONTRACTOR: GDM Contracting Permitted 7 Nov 13
 LEGAL: DPW; U2; TR43A STREET: 103 Wild Turkey
 REQUEST: Remove/replace pad in front of garage door
 COMMENTS: As of 17 Dec: Not started. (FU: Abbott)
- 18) OWNER: Bramblett CONTRACTOR: Alto Mesa Bldrs Permitted 3 Oct 13
 LEGAL: DPW; U6; L167 STREET: 101 Porcupine Ct
 REQUEST: Add concrete steps, walk & rail along south side
 COMMENTS: As of 17 Dec: Underway. (FU: Abbott)
- 19) OWNER: Liberti CONTRACTOR: GDM Contracting Permitted 17 Oct 13
 LEGAL: DPW; B6; L170A STREET: 105 Porcupine
 REQUEST: Remove/repl 4 existing patio doors (6 x 9) on south side of house; remove/repl deck boards on 10' high back lower deck and paint all three decks to match as existing (white). New rail cap and new pickets to be added as necessary and painted to match. Re-paint front doors to match trim.
 COMMENTS: As of 17 Dec: Underway (FU: Abbott)

- 20) OWNER: Liberti CONTRACTOR: Express Stucco Permitted 17 Oct 13
 LEGAL: DPW; B6; L170A STREET: 105 Porcupine
 REQUEST: Repair siding (approx. 10 sq feet) prior to stucco work being done. Stucco exterior
 (complete change from wood to stucco)
 COMMENTS: As of 17 Dec: Underway (FU: Abbott)
- 21) OWNER: Orban CONTRACTOR: Alpine Concrete Permitted 5 Dec 13
 LEGAL: DPW; U6; L183 STREET: 103 Doe Ct
 REQUEST: 4' high wrought iron front yard ground-level enclosure
 COMMENTS: As of 17 Dec: Not started as due to ACC concerns re style of enclosure. Owner to advise
 regarding possible revision. (FU: Abbott)
- 22) OWNER: Kisler CONTRACTOR: Owner Permitted 7 Nov 13
 LEGAL: DPV; U4; L19 STREET: 170 Deer Park Valley
 REQUEST: Replace/Repair deck
 COMMENTS: As of 3 Dec: Underway. (FU: Abbott)
- 23) OWNER: Ratliff CONTRACTOR: Ratliff Permitted 7 Feb 13
 LEGAL: DPV; U8; L 149 STREET: 113 Reindeer
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 17 Dec: Underway. Cert of Occ (upon completion) (FU: Abbott)
- 24) OWNER: Gwyn CONTRACTOR: Owner Permitted 17 Oct 13
 LEGAL: DPV; U1; L28 STREET: 106 Valley Court
 REQUEST: Fence/courtyard enclosure (redwood planks set to no gap so it's solid wood; 2x4 treated
 posts; NTE 40' x 50' x 4' tall; to be painted as house. Posts 7' apart except at 2 gates, and
 set 3' deep. Support runners inside fence. 50% of courtyard interior shall be non-
 growing.
 COMMENTS: As of 17 Dec: Underway (FU: Abbott)
- 25) OWNER: Hawthorne CONTRACTOR: Eagle Creek Construction Permitted 5 Dec 13
 LEGAL: ALGCC; U1; B4; L6 STREET: 108 Mulligan
 REQUEST: Re-stucco; re-roof; powerwash & re-stain wood posts & corbels – all work same as
 existing
 COMMENTS: As of 17 Dec: Not started. (FU: Santos)
- 26) OWNER: Skarda CONTRACTOR: Alto Mesa Bldrs Permitted 3 Oct 13
 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
 COMMENTS: As of 17 Dec: Underway. (FU: Santos)
- 27) OWNER: Pettis CONTRACTOR: owner Ext expires 21 Dec 13
 LEGAL: HM; U1; B3; L20 STREET: 127 Mira Monte
 REQUEST: Permit Extension to add attached storage; repair/replace rotten soffits, kitchen window
 COMMENTS: As of 3 Dec: Underway (FU: Santos)
- 28) OWNER: Holmes CONTRACTOR: Prewitt Constr permitted 21 Nov 13
 LEGAL: DPM; U15; L6 STREET: 117 Flute Player
 REQUEST: Encl 13x14 deck under existing roof; add golf cart garage door in existing garage; add new
 driveway to golf cart door; repl rear deck wood w/trex; repair wall color to match existing
 duty rose color
 COMMENTS: As of 17 Dec: Not started. (FU: Santos)

- 29) OWNER: Sherman CONTRACTOR: Cornelius Permitted 6 Dec 12; 17 Oct 13
LEGAL: DPM; U8; L12A STREET: 107 Sunflower
REQUEST: Addition & new roof structure over existing house (permitted 6 Dec 12); In-ground water storage units; asphalt the drive; add 2 stone entry pillars (Permitted 17 Oct 13)
COMMENTS: As of 17 Dec: Underway. (FU: Santos)
- 30) OWNER: Strickland CONTRACTOR: ZiaScapes Permitted 3 Oct 13
LEGAL: DPM; U8; L1 STREET: 111 Blazing Star
REQUEST: Landscaping – courtyard enclosure (5' high; stucco; >1,200 sq ft)
COMMENTS: As of 3 Dec: Underway. (FU: Santos)
- 31) 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: As of 17 Dec: Not started. Pending VOR (FU: Santos)
- 32) OWNER: Fisher CONTRACTOR: Prewitt Constr Ext expires 4 Apr 14
LEGAL: DPM; U13; L5A STREET: 108 Paint Brush
REQUEST: NEW CONSTRUCTION
COMMENTS: As of 17 Dec: Underway (permitted 4 Oct 12) Cert of Occ (upon completion). (FU: Santos)