

Alto Lakes Special Zoning District

MINUTES – 18 September 2014

1. Call to order: 8:58am
2. Roll call: Fisher; McMasters, Meunier, Santos present; Porter is out of town
3. Pledge of Allegiance
4. Approval of Meeting Agenda: Meunier moved, McMasters seconded approval
5. Approval of Meeting Minutes for 4 Sep 2014 Regular Meeting: Meunier moved, McMasters seconded approval

6. VARIANCE/PERMIT REQUESTS (Part 1)

A. Variance Hearing: None

B. Zoning Permits:

- 1) OWNER: Griffin CONTRACTOR: Dancing Bear Homes (Chuck) \$25
LEGAL: ALGCC; U4; B12; L43 STREET: 134 Broadmoor Dr
REQUEST: Repl existing redwood deck w/composite and wrought iron handrails
MOTION: Fisher SECOND: McMasters
COMMENTS: (FU:)
- 2) OWNER: Torbert CONTRACTOR: Sam Hoover TABLED
LEGAL: ALGCC; U3; B10; L22 STREET: 302 High Mesa
REQUEST: Re-roof; deep green
MOTION: SECOND:
COMMENTS: (FU:)
- 3) OWNER: Hartgraves CONTRACTOR: Eagle Creek Constr \$25
LEGAL: LS; U1; B2; L33 STREET: 516 High Mesa
REQUEST: Re-roof, Gerard, Canyon shake; country blend
MOTION: McMasters SECOND: Meunier
COMMENTS: (FU:)
- 4) OWNER: Stokes CONTRACTOR: Dan-D Construction \$50
LEGAL: ALGCC, U2, B7, L19 STREET: 117 French Dr
REQUEST: Patio wall, 58" high, stucco finish; Gutters & downspouts, paint fascia board
MOTION: McMasters SECOND: Meunier
COMMENTS: (FU:)
- 5) OWNER: Earl CONTRACTOR: Jeff Harvey \$25
LEGAL: DPW; U1; LTR6A STREET: 210 Fawn Dr
REQUEST: Widen driveway; use existing RR ties to change entrance approach
MOTION: Meunier SECOND: McMasters
COMMENTS: (FU:)
- 6) OWNER: Reed CONTRACTOR: Owner \$170.54
LEGAL: DPW, U1, L40 STREET: 156 Deer Park Valley Dr
REQUEST: NEW CONSTRUCTION (2116 sq ft; slab; comp roof; Hardi lap siding); CO upon completion
MOTION: Meunier SECOND: Fisher
COMMENTS: Permit issued to owner, who is subcontracting the work. (FU:)

- 7) OWNER: Hoffman CONTRACTOR: High Country \$25
 LEGAL: ALGCC; U1; B4; L12 STREET: 120 Mulligan Dr
 REQUEST: Landscape: Some plant refresh; boulders, flagstone; walkways; add gate and cedar fence around septic access; install tree guards on new trees; drip irrigation; artificial turf; pondless water feature; new gates and a courtyard on east side of house
 MOTION: Fisher SECOND: Meunier
 COMMENTS:
- 8) OWNER: Murphy CONTRACTOR: Sam Woody, CHR Constr \$25
 LEGAL: ALGCC; U2; B6; L28 STREET: 133 Mulligan
 REQUEST: Re-do siding & trim: Hardy board concrete wood grain lap-siding; MiraTech wood grain window, door, corner trim – pearl gray
 MOTION: Meunier SECOND: McMasters
 COMMENTS: (FU:)
- 9) OWNER: Skarda CONTRACTOR: Barney Rue \$
 LEGAL: ALGCC; U1; B4; L17 STREET: 132 Mulligan
 REQUEST: Demo & re-asphalt drive
 MOTION: Fisher SECOND: Meunier
 COMMENTS: (FU:)
- 10) OWNER: Ramsey CONTRACTOR: Ridge Walker Roofing NO SHOW x 2
 LEGAL: HM; U1; B1; L7 STREET: 112 Eagle Ridge Rd
 REQUEST: Re-roof (Mueller 26-gauge metal R-panel; brown)
 MOTION: SECOND:
 COMMENTS: (FU:) TABLED to 18 Sep due to contractor license determination, VOR, Payment

C. Short-term Rental Permits: One STR from Condotel; McMasters moved, Meunier seconded approval

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. Meunier to create or contact Lori Griffin re putting together drafts of potential permit applications. (Suggest having one house with appropriate drawings showing processes/paperwork required for new construction, new roof, deck, landscaping, etc.)

B. Issues/Concerns/Complaints:

- 1) It was noticed there are tree cages at 128 Mulligan, as well as a non-permitted 3' high fence for dogs also has non-compliant chicken wire. Commission decided existing 3' fence was grand-fathered (Santos recalled seeing it in 2010), and as wiring is inside the fence and all but invisible, it is permissible.
- 2) Meunier report on meeting with ALSZD attorney Liam Griffin re email correspondence from the Country Club Condo attorney. Advice was to proceed with circumspection and without passion. Letters to be sent to condo owners and both attorneys.

C. Past Actions:

- 1) Forest Health –The primary task of Zoning is the health, safety, and welfare of the entire ALSZD.
 - a. ALSZD to proactively proceed with identifying properties, sending notification letters to pertinent owners that property is in violation of Section 16 of the ALSZD Ordinance.

- i. Initial letters sent will be to those properties identified by Zoning and the ACC/Board, along with complaints received from residents. (Porter is in the process of driving around ALGCC and identifying properties perceived to be in violation.)
- ii. Follow-up letters will be sent if there is no resolution or communication.
- iii. If no response/action from recipient is received within 30 days of follow-up letter date, letter to be sent with notice of proposed legal action.

2) Discussion re amending Zoning Ordinance for non-solicitation (or possibly issuing a Conditional or Special Use permit). No additional work yet done on this.

3) Status of revision of Joint Complaint Form. No additional work yet done on this.

4) Election results. Count to be done later on 18 September.

D. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

- 1) Meunier report re State Financial reports (audit; Tier 1, etc.) All appears in order. Santos will contact Copperas & Copperas regarding ALSZD Tier level status as Porter did not.
- 2) Review draft of Open Meetings Act Resolution. Santos to draft OMA Resolution (based on past Resolutions) for vote at 2 October 2014 meeting.

B. Public Comments: None.

C. Commissioner Comments:

- 1) Porter spoke with Attorney Griffin regarding the forest health process they had devised. Outline of process and a proposed draft second letter to be forthcoming, along with an invoice.
- 2) Santos to contact Century 21 as sign size at Lasso & Saddleback exceeds size mandated in ALSZD Ordinance.

A. Informal Discussions: None

B. Treasurer's Report.

- 1) Permit Fees:
 - a. Total of permit fees received: \$370.54
 - b. Additional fees received: \$10.00 received from Owen Smith for copy of ALSZD Ordinance. Meunier moved, McMasters seconded payment of \$10 to Santos to cover expenses.
 - c. Bank account: \$32,733.22
- 2) Invoice Approvals: None

C. Announcement of Upcoming Meetings:

Next Regular meeting: 2 October 2014 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM. Submission deadline for permit applications is 3:00pm 25 September 2014.

D. Adjournment: Meunier moved, Fisher seconded adjournment at 10:25am

/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: Wall CONTRACTOR: Moebus Permitted 15 May 14
LEGAL: ALGCC; U7; B15; L58A STREET: 344 Ft Stanton Rd
REQUEST: New deck (6' footings; trex composite in fireside/redwood; redwood pillars & railing)
COMMENTS: COMPLETE
- 2) OWNER: Pruettt CONTRACTOR: Reed Stirman Permitted 21 Aug 14
LEGAL: SB; U2; B4; L37 STREET: 108 Crown Ridge
REQUEST: Repair weathered decking (same or equal material and same beige color as existing)
COMMENTS: As of 15 Sep 14: Underway. (FU:)
- 3) OWNER: Neeley CONTRACTOR: Jeff Foreman Constr Permitted 1 May 14
LEGAL: SB; U1; B1; L28 STREET: 186 Crown Ridge
REQUEST: 628 sq ft new decks; galvanized metal wire panels for deck
COMMENTS: COMPLETE
- 4) OWNER: O'Gwin CONTRACTOR: Christian Construction Permitted 4 Sep 14
LEGAL: LS; U1; B3; L7A STREET: 196 Crown Ridge
REQUEST: French drains & rip-rap to stop water from going under house. House sits below a hill and water under foundation is a severe problem. Rip-rap & French drain on west side and French drain under front porch/deck only.
COMMENTS: As of 15 Sep 14: Underway. (FU:)
- 5) OWNER: Shiflett CONTRACTOR: Rocky Mtn Constr Permitted 15 May 14
LEGAL: ALGCC; U4; B14; L18 STREET: 136 Pinehurst
REQUEST: NEW CONSTRUCTION. Cert of Occ upon completion.
COMMENTS: As of 15 Sep 14: Underway. (FU: Porter)
- 6) OWNER: Elliott CONTRACTOR: Joseph Ontiveros Permitted 4 Sep 14
LEGAL: ALGCC; U4; B12; L37 STREET: 102 Mountain Oak
REQUEST: Covered enclosed golf cart storage on concrete slab; 16 x 7 (= 112 sq ft); exterior to match existing stained cedar panels; roof to match existing black shingles. Permit issued to owner as Ontveros is unlicensed
COMMENTS: As of 15 Sep 14: Underway. (FU:)
- 7) OWNER: Wiggins CONTRACTOR: Stan Cape Permitted 15 May 14
LEGAL: ALGCC; U4; B11; L15A STREET: 100 Greenbrier
REQUEST: Extension of existing bedroom & small bath. (1 foot overhang into setback); new cart barn attached to existing garage; new exterior patio off existing bedrooms on NW side of house; lower existing patio wall to 4' high as per original plan.
COMMENTS: As of 15 Sep 14: Underway. (FU: Porter)
- 8) OWNER: Ranton CONTRACTOR: Sam Woody Permitted 21 Aug 14
LEGAL: ALGCC; U5; B15; L4 STREET: 218 Midiron
REQUEST: Third-story deck addition, same materials as present Level 1 deck – same footprint.
COMMENTS: As of 15 Sep 14: Underway. (FU:)
- 9) OWNER: Kearney CONTRACTOR: Jack Johnson Excavating Permitted 4 Sep 14
LEGAL: ALGCC; U5; B16; L9 STREET: 126 Del Monte Dr
REQUEST: Extend driveway (set 15" cmp culvert base course & pave)
COMMENTS: As of 15 Sep 14: Not started. (FU:)

- 10) OWNER: Walton CONTRACTOR: ZiaScapes Permitted 7 Aug 14
 LEGAL: ALGCC; U1; B2; L10 STREET: 105 Mesa Vista Lane
 REQUEST: Landscape: remove fallen tree; concrete patio & step in back yard. 5' high courtyard wall; irrigation. Add cement pad for outdoor kitchen; natural gas to be plumbed to kitchen; outdoor fireplace; flagstone. Remove artificial turf from front courtyard and both side yards; prep front yard and front courtyard bed areas for planting; install metal edging.
 COMMENTS: As of 15 Sep 14: Not started. (FU:)
- 11) OWNER: Haag CONTRACTOR: Charles Shook Constr Permitted 4 Sep 14
 LEGAL: ALGCC; U3; B10; L16 STREET: 314 High Mesa
 REQUEST: Remove & replace deck with redwood deck, wrapping around from back to front & connecting to existing front deck. Add handicap ramp from side to back deck.
 COMMENTS: As of 15 Sep 14: Underway. (FU:)
- 12) OWNER: Etchison CONTRACTOR: Fernando Mendosa Permitted 17 Jul 14
 LEGAL: ALGCC; U3; U10; L3 STREET: 416 High Mesa
 REQUEST: Stucco exterior; new windows on top level; existing brick on east and south to be painted to match new stucco.
 COMMENTS: As of 15 Sep 14: Not started. (FU:)
- 13) OWNER: Gonzalez CONTRACTOR: Juan Rodriguez (#92073) Permitted 1 May 14
 LEGAL: ALGCC; U1; B4; L33 STREET: 705 High Mesa
 REQUEST: NEW CONSTRUCTION. Cert of Occ upon completion.
 COMMENTS: As of 15 Sep 14: Underway. (FU: Porter)
- 14) OWNER: Coat CONTRACTOR: Ray Barela Permitted 21 Aug 14
 LEGAL: HM; U2; B6; L41A STREET: 1435 High Mesa
 REQUEST: Repair & replace 16 x 24 deck floor only. Same footprint and color as existing (natural redwood color)
 COMMENTS: As of 15 Sep 14: Can't see. (FU:)
- 15) OWNER: Clark CONTRACTOR: Christian Constr (Marc Anthony) Permitted 3 Jul 14
 LEGAL: LS; U1; L3 & 4 STREET: 110 Buena Vista
 REQUEST: Remove & repl deck boards and rails, ballisters; paint as existing; Re-stain/seal house same as existing
 COMMENTS: As of 15 Sep 14: Underway. (FU:)
- 16) OWNER: Kidd CONTRACTOR: Rocky Mtn Bldrs Permitted 21 Aug 14
 LEGAL: LS; B5; L13 STREET: 106 White Dr
 REQUEST: Courtyard expanded, replacing old & deteriorating fence with new materials matching existing. Exterior to be solid planking as existing.
 COMMENTS: COMPLETE
- 17) OWNER: Jenkins CONTRACTOR: Jenkins Plumbing & Heating Permitted 17 Jul 14
 LEGAL: SB; U1; B1; L75A STREET: 267 Lake Shore Dr
 REQUEST: Deck connection to connect 2 decks: ramp walkway; stain to match existing. (Concrete footing; redwood)
 COMMENTS: COMPLETE
- 18) OWNER: Sanford CONTRACTOR: Paint Pros / Lowe's Permitted 19 Jun 14
 LEGAL: LS; U1; B3; L53A STREET: 326 Lake Shore
 REQUEST: Replace windows; replace pickets & re-stain deck; re-paint house
 COMMENTS: COMPLETE

- 19) OWNER: West CONTRACTOR: Mark West Permitted 7 Aug 14
 LEGAL: ALGCC; U2; B6; L19 STREET: 106 French
 REQUEST: Repair deck; Replace bad boards; Install new deck carpet; Fill cracks and paint the front wall
 COMMENTS: As of 15 Sep 14: Underway.
- 20) OWNER: Apodaca CONTRACTOR: Quinones Constr Permitted 17 Oct 13
 LEGAL: ALGCC; U2; B7; L15 STREET: 129 French
 REQUEST: NEW CONSTRUCTION. Cert of Occ upon completion.
 COMMENTS: As of 15 Sep 14: Underway. (FU:)
- 21) OWNER: Parks CONTRACTOR: VICI Builders LLC Permitted 21 Aug 14
 LEGAL: DPW THS; L36A STREET: 138 Crooked Stick
 REQUEST: Repair cracked boards & repaint entire townhome & decks to match existing & adjacent townhomes
 COMMENTS: As of 15 Sep 14: Not started. (FU:)
- 22) OWNER: Townsend CONTRACTOR: Cornelius Permitted 3 Jul 14
 LEGAL: DPW TH; U4; L26A STREET: 150 Crooked Stick
 REQUEST: Extend carport approx. 4' to end of concrete slab cover car
 COMMENTS: COMPLETE
- 23) OWNER: Jones CONTRACTOR: Cantrell Constr, LLC Permitted 3 Jul 14
 LEGAL: DPW; U1; L15 STREET: 134 Deer Park Dr
 REQUEST: 33 x 8 addition to deck
 COMMENTS: COMPLETE
- 24) OWNER: Mainord CONTRACTOR: Rocky Mtn Constr Permitted 4 Sep 14
 LEGAL: DPW; U1; L26 STREET: 149 Deer Park
 REQUEST: Room addition (924 sq ft), roofed to match existing
 COMMENTS: As of 15 Sep 14: Underway. (FU:)
- 25) OWNER: Hansen CONTRACTOR: Ratliff Permitted 7 Aug 14
 LEGAL: DPW; U3; L78 STREET: 196 Deer Park Dr
 REQUEST: Repair/replace decks as needed and re-paint stucco; colors per attachment; remove non-conforming dog run; 23 replacement windows, one new window, west-side deck to be cement slab.
 COMMENTS: As of 15 Sep 14: Underway. (FU:)
- 26) OWNER: Hansen CONTRACTOR: Ratliff Permitted 21 Aug 14
 LEGAL: DPW; U3; L78 STREET: 196 Deer Park Dr
 REQUEST: Entry revision (see letter detail)
 COMMENTS: As of 15 Sep 14: Underway. (FU:)
- 27) OWNER: Adams CONTRACTOR: R.C. Long Construction Permitted 19 Jun 14
 LEGAL: DPW; U4; L124 STREET: 226 Deer Park Dr
 REQUEST: Extend roof to cover deck; no change in footprint. Repl all windows w/Bronle vinyl Low-E insulated glass; Repl privacy window on bathroom w/glass block; stucco over wood exterior
 COMMENTS: As of 15 Sep 14: Underway (FU:)
- 28) OWNER: Keith CONTRACTOR: ZiaScapes Permitted 21 Aug 14
 LEGAL: DPW; U2; L68 STREET: 101 Wild Turkey
 REQUEST: Courtyard wall on a corner property
 COMMENTS: As of 15 Sep 14: Not started. (FU:)

- 29) OWNER: Hacker CONTRACTOR: Cyclone Constr (Pritchett) Permitted 19 Jun 14
 LEGAL: DPW; U2; L17B STREET: 104 Quail Run
 REQUEST: Enclose existing carport into garage. Add room over garage w/deck on sides and front.
 Roofing and deck to match existing house.
 COMMENTS: As of 15 Sep 14: Underway. (FU:)
- 30) OWNER: Sours CONTRACTOR: Fanning Permitted 5 Jun 14
 LEGAL: DPV; U1; L52 STREET: 149 Deer Valley Dr
 REQUEST: Add pavilion (684 sq ft) (connected at deck) and fireplace in courtyard.
 COMMENTS: As of 15 Sep 14: Underway. (FU: Santos)
- 31) OWNER: Gwyn CONTRACTOR: Owner Permitted 7 Aug 14
 LEGAL: DPV; U1; L28 STREET: 106 Valley Court
 REQUEST: 15 x 34 back deck; rough cut lumber over specs. 7.7 x 10.1 front deck; rough-cut lumber
 over spec. Both decks to be stained (Australian oil) same as existing front deck. Roofing
 coco brown by Mueller.
 COMMENTS: As of 15 Sep 14: Underway. (FU:)
- 32) OWNER: Nichols CONTRACTOR: Ruidoso Quality Builders Permitted 20 Feb 14
 LEGAL: DPV; U8, L145 STREET: 240 Saddleback
 REQUEST: NEW CONSTRUCTION. Cert of Occ upon completion
 COMMENTS: As of 15 Sep 14: Underway. (FU: McMasters)
- 33) OWNER: Becker CONTRACTOR: Angel Chavez Permitted 4 Sep 14
 LEGAL: DPV; U8; L207 STREET: 103 Lasso Ct
 REQUEST: Landscape: raised beds; cinder block courtyard wall w/4' tall pillars, stuccoed to match
 house
 COMMENTS: (FU:)
- 34) OWNER: Skarda CONTRACTOR: Alto Mesa Bldrs Permitted 1 May 14
 LEGAL: ALGCC; U1; B4; L17 STREET: 132 Mulligan
 REQUEST: 25x25 garage addition
 COMMENTS: COMPLETE
- 35) OWNER: Aldridge CONTRACTOR: Fanning Permitted 1 May 14
 LEGAL: DPM; U14; L2 STREET: 147 Water Spirit Trail
 REQUEST: Room addition
 COMMENTS: As of 15 Sep 14: Underway. (FU: Santos)
- 36) OWNER: Netherlin CONTRACTOR: Owner Permitted 21 Aug 14
 LEGAL: DPM; U7, L1 STREET: 129 Goldenrod
 REQUEST: Repl 5x48 walk to rear door with concrete (no change in footprint); Repl 5x12 front walk
 with concrete (no change in footprint); Repl grout in flagstone front steps and deck
 COMMENTS: As of 15 Sep 14: Underway. (FU:)
- 37) OWNER: Potts CONTRACTOR: Seasons Nursery Permitted 4 Sep 14
 LEGAL: DPM; U13; L2 STREET: 102 Paintbrush
 REQUEST: Landscape – plant 2 trees; drip irrigation to them
 COMMENTS: COMPLETE

- 38) OWNER: Waldrop CONTRACTOR: Cowan Permitted 6 Apr 14
LEGAL: DPM; U3; L4 STREET: 103 Cone Flower
REQUEST: Re-roof; re-stucco – both as existing; add covered deck over entry. Add courtyard space enclosed with 4’ stucco wall
COMMENTS: As of 15 Sep 14: Underway. (FU: Santos)
- 39) OWNER: Scragg CONTRACTOR: NHB Construction Permitted 21 Aug 14
LEGAL: HM; U1; B4; L28A STREET: 104 Lavender Ct
REQUEST: Paint existing sub-structure; replace deck (2x6 redwood; handrail to code); rebuild existing dog run.
COMMENTS: COMPLETE
- 40) OWNER: Brooke CONTRACTOR: B&B Redi-Mix Permitted 4 Sep 14
LEGAL: HM; U1; B3; L27 STREET: 113 Mira Monte
REQUEST: Construction of attached shed-roof carport, running 26’ along the length of east wall of house; 14’ wide. Roof to be shingled to match house, siding & trim to match house.
COMMENTS: As of 15 Sep 14: Not started. (FU:)
- 41) OWNER: Pettis CONTRACTOR: Adam Rogers Permitted 7 Aug 14
LEGAL: HM; U1; B3; L20 STREET: 127 Mira Monte
REQUEST: Stucco over siding
COMMENTS: As of 15 Sep 14: Underway. (FU:)
- 42) OWNER: Brown CONTRACTOR: ZiaScapes Permitted 21 Aug 1
LEGAL: HM; U1; B2; L14 STREET: 128 Mira Monte
REQUEST: Landscape only on owner’s property, second permit to be submitted by/on behalf of neighboring “unbuildable” lot to allow tree planting to enhance this property.
COMMENTS: As of 15 Sep 14: Not started. (FU:)
- 43) OWNER: Knorr CONTRACTOR: Peralta Permitted 4 Sep 14
LEGAL: HM; U2; B9; L17A STREET: 168 Mira Monte
REQUEST: Construct 5’ wall and gate.
COMMENTS: As of 15 Sep 14: Underway. (FU:)
- 44) OWNER: Knorr CONTRACTOR: Eddie’s Can-struction Permitted 20 Feb 14
LEGAL: HM; U2; B9; L17A STREET: 168 Mira Monte
REQUEST: Enclose one 3’ door & remove 6’ window; add 6’ door; add roof over deck (not to exceed existing). Enclose 6’x20’ deck for storage (add footing & block). Stucco patchwork; new walls and foundation to match existing (Torreon)
COMMENTS: COMPLETE pending stucco color. (FU: Santos)