

Alto Lakes Special Zoning District

MINUTES – 2 October 2014

1. Call to order: 9:02am
2. Roll call: Meunier, Santos, McMasters
3. Pledge of Allegiance
4. Approval of Meeting Agenda: Meunier moved to approve, Santos seconded
5. Approval of Meeting Minutes for 18 Sep 2014 Regular Meeting: Meunier moved to approve, Santos seconded
6. VARIANCE/PERMIT REQUESTS (Part 1)
 - A. Variance Hearing: None

B. Zoning Permits:

- 1) OWNER: Obregon CONTRACTOR: Express Stucco \$25
LEGAL: ALGCC; U7, B18, L1A STREET: 113 Alto Drive
REQUEST: Re-roof (Timberline asphalt shingle; barkwood)
MOTION: Meunier SECOND: Kranz
COMMENTS: (FU:)
- 2) OWNER: Smith CONTRACTOR: Southwest Greens \$
LEGAL: ALGCC; U3; B10; L32 STREET: 129 Crown Ridge
REQUEST: Landscape (weed fabric & gravel, turf per plan; remove 2 trees; remove/replace rip rap)
MOTION: Meunier SECOND: Kranz
COMMENTS: (FU:) Pending \$25 Payment
- 3) OWNER: Walker CONTRACTOR: Pine Valley Constr (Valarde Gonzales) \$25
LEGAL: LS; B3; L12 STREET: 206 Crown Ridge
REQUEST: Retaining wall failed, stucco failed, slab is allowing water into home. Contractor that will shore up the retaining wall, patch the stucco, check foundation.
MOTION: Kranz SECOND: Meunier
COMMENTS: (FU:)
- 4) OWNER: Torbert CONTRACTOR: Sam Hoover DENIED
LEGAL: ALGCC; U3; B10; L22 STREET: 302 High Mesa
REQUEST: Re-roof; deep green
MOTION: Kranz SECOND: Meunier
COMMENTS: REMOVE as application has been tabled x3 – No show, no VOR, no payment
- 5) OWNER: Welch CONTRACTOR: ZiaSuns Green Constr \$387.60
LEGAL: SB; U3, B8, L7A STREET: 203 Lake Shore
REQUEST: Addition of garage, living area, balcony – to match existing
MOTION: Meunier SECOND: Kranz
COMMENTS: (FU:) Approval granted for garage and upstairs “game room” – no kitchenette, not bathroom as Contractor advised the existing septic was never approved by NMED, and obtaining that approval for the additional burden would be difficult/impossible. Contractor advised of need for Rural 911 addressing. Pending VOR.
- 6) OWNER: Clark CONTRACTOR: Christian Constr (Marc Anthony) No fee
LEGAL: LS; U1; L3 & 4 STREET: 110 Buena Vista
REQUEST: Addendum to 3 Jul permit: Remove & repl windows w/double pane, low-E rating
MOTION: Meunier SECOND: Kranz
COMMENTS: VOR not needed as one is in place for original construction work. Addendum so no fee.

- 7) OWNER: Westbrook CONTRACTOR: Younger \$
 LEGAL: DPW; U7; L15 STREET: 109 Deer Park Dr
 REQUEST: Re-roof (asphalt laminated shingle; Timberline)
 MOTION: Meunier SECOND: Kranz
 COMMENTS: (FU:) Pending: \$25 Payment, VOR
- 8) OWNER: Terry CONTRACTOR: Younger \$
 LEGAL: ALGCC; U3; B12; L14 STREET: 104 Tanglewood
 REQUEST: Re-roof (Mueller 26-gauge; CF-Panel; rustic red)
 MOTION: Meunier SECOND: Kranz
 COMMENTS: (FU:) Pending: \$25 Payment, VOR
- 9) OWNER: Crowson CONTRACTOR: GDM Contracting No fee
 LEGAL: DPW TH; 67 STREET: 103 Crooked Stick
 REQUEST: Fix front porch step, sagging gate to back yard & gas meter. Painting; deck staining
 MOTION: Meunier SECOND: Kranz
 COMMENTS: (FU:) No fee as deemed routine repair; HOA approved work to be done.
- 10) OWNER: Koenig CONTRACTOR: Owner TABLE
 LEGAL: HM; U3, B12, L31A STREET: 204 Stable
 REQUEST: Extend existing rear deck (8x24); paint/stain to match existing
 MOTION: SECOND:
 COMMENTS: (FU:)
- 11) OWNER: Neill CONTRACTOR: OWNER (will sub out work) \$215
 LEGAL: HM; U1; B1; L10 & 10A STREET: 118 Eagle Ridge Rd
 REQUEST: Garage addition: stucco (beige with brown trim; brown door; shingles); attached to house by hallway; front to match existing. Convert existing garage to play room.
 MOTION: Kranz SECOND: Meunier
 COMMENTS: (FU:)
- 12) OWNER: Hubbard CONTRACTOR: KC Enterprise; Barnett Carpet No fee
 LEGAL: ALGCC; U4; L16A STREET: 105 Alto Mesa
 REQUEST: Update exterior: paint & stacked stone veneer
 MOTION: Meunier SECOND: Kranz
 COMMENTS: (FU:) No fee as deemed exterior "painting"

C. Short-term Rental Permits: None

D. Re-plats: Hogue combo; Schuetze combo – approved for signature when vellums are 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. 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) Country Club Condo shed has been removed.

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 drove around ALGCC and identified 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. Elected were: McMasters, Meunier, Santos. Per 8. A. 3), below, Leon Kranz was appointed as our fourth Commissioner. Recruitment continues!

D. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

- 1) Santos called Coppler Law Firm. Nancy Nickerson (who handled the account) is out until 13 October. Office Manager is going to see if she can find any record in Nickerson's emails/files.
- 2) Meunier moved, McMasters seconded approval of the Open Meetings Act Resolution, 2014-4.
- 3) Leon Kranz has been attending the past ALSZD meetings, and as he expressed an interest in becoming a Commissioner, Meunier moved and Santos seconded his appointment as an ALSZD Commissioner at the beginning of this meeting. Leon's undergraduate degree is as an Industrial Engineer, and he also has a law degree. The majority of his work was in the Aerospace industry – and he has been a resident of Ruidoso and Alto for nine years.

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 contacted Owner/Agent re over-sized Century 21 sign at Lasso & Saddleback. Was advised sign would be replaced with one meeting ALSZD Ordinance requirements.

A. Informal Discussions: None

B. Treasurer's Report.

- 1) Permit Fees:
 - a. Total of permit fees received: \$652; pending \$75
 - b. Additional fees received: None
 - c. Bank account: As of 1 Oct 14, \$32,733.22
- 2) Invoice Approvals: Meunier moved, Kranz seconded payment of \$45.48 to Santos as reimbursement for certified mailing to Country Club Condo owners.

C. Announcement of Upcoming Meetings:

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

D. Adjournment: Meunier moved, Kranz seconded adjournment at 11:10am

/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: Pruett 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:)

- 2) 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:)

- 3) OWNER: Shiflett CONTRACTOR: Rocky Mtn Constr Permitted 15 May 14
LEGAL: ALGCC; U4; B14; L18 STREET: 136 Pinehurst
REQUEST: NEW CONSTRUCTION. CO upon completion.
COMMENTS: As of 15 Sep 14: Underway. (FU:)

- 4) OWNER: Griffin CONTRACTOR: Dancing Bear Homes Permitted 18 Aug 14
LEGAL: ALGCC; U4; B12; L43 STREET: 134 Broadmoor Dr
REQUEST: Repl existing redwood deck w/composite and wrought iron handrails
COMMENTS: (FU:)

- 5) 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:)

- 6) 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:)

- 7) 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:)

- 8) 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:)

- 9) 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:)
- 10) 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:)
- 11) 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:)
- 12) OWNER: Gonzalez CONTRACTOR: Juan Rodriguez (#92073) Permitted 1 May 14
 LEGAL: ALGCC; U1; B4; L33 STREET: 705 High Mesa
 REQUEST: NEW CONSTRUCTION. CO upon completion.
 COMMENTS: As of 15 Sep 14: Underway. (FU:)
- 13) 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:)
- 14) 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:)
- 15) 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.
- 16) OWNER: Stokes CONTRACTOR: Dan-D Construction Permitted 18 Aug 14
 LEGAL: ALGCC, U2, B7, L19 STREET: 117 French Dr
 REQUEST: Patio wall, 58" high, stucco finish; Gutters & downspouts, paint fascia board
 COMMENTS: (FU:)
- 17) OWNER: Apodaca CONTRACTOR: Quinones Constr Permitted 17 Oct 13
 LEGAL: ALGCC; U2; B7; L15 STREET: 129 French
 REQUEST: NEW CONSTRUCTION. CO upon completion.
 COMMENTS: As of 15 Sep 14: Underway. (FU:)

- 18) 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:)
- 19) 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:)
- 20) OWNER: Reed CONTRACTOR: Owner Permitted 18 Aug 14
 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
 COMMENTS: (FU:) Pending: NMED (septic)
- 21) 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:)
- 22) 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:)
- 23) 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:)
- 24) OWNER: Earl CONTRACTOR: Jeff Harvey Permitted 18 Aug 14
 LEGAL: DPW; U1; LTR6A STREET: 210 Fawn Dr
 REQUEST: Widen driveway; use existing RR ties to change entrance approach
 COMMENTS: (FU:)
- 25) 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:)
- 26) 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:)

- 27) 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)
- 28) 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:)
- 29) OWNER: Nichols CONTRACTOR: Ruidoso Quality BuildersPermitted 20 Feb 14
 LEGAL: DPV; U8, L145 STREET: 240 Saddleback
 REQUEST: NEW CONSTRUCTION. CO upon completion
 COMMENTS: As of 15 Sep 14: Underway. (FU: McMasters)
- 30) 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:)
- 31) OWNER: Hoffman CONTRACTOR: High Country Permitted 18 Aug 14
 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
 COMMENTS:
- 32) OWNER: Skarda CONTRACTOR: Barney Rue Permitted 18 Aug 14
 LEGAL: ALGCC; U1; B4; L17 STREET: 132 Mulligan
 REQUEST: Demo & re-asphalt drive
 COMMENTS: (FU:)
- 33) OWNER: Murphy CONTRACTOR: CHR Constr Permitted 18 Aug 14
 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
 COMMENTS: (FU:)
- 34) 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)
- 35) 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:)

- 36) 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)
- 37) 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:)
- 38) 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:)
- 39) OWNER: Brown CONTRACTOR: ZiaScapes Permitted 21 Aug 14
 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:)
- 40) 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:)
- 41) 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)