

- 7) OWNER: Hilburn CONTRACTOR: Jody Fromknecht (J.F. Constr, Inc) \$0
 LEGAL: DPW; U2, L128 STREET: 104 Bobcat
 REQUEST: Re-stucco – new color
 MOTION: McDonald SECOND: Meunier
- 8) OWNER: Faulkner CONTRACTOR: Spruce It Up TABLED
 LEGAL: DPW; U3, L81 STREET: 201 Flicker Ct
 REQUEST: Landscaping?
 MOTION: SECOND:
 COMMENTS: (FU:) Tabled due to missing info (Payment, plat; plan; plat rc'd after mtg)
- 9) OWNER: Fisher CONTRACTOR: Seasons Nursery \$
 LEGAL: DPM; U13; L5A STREET: 108 Paintbrush
 REQUEST: Extend landscaping permit granted 19 June '14 (to 19 Dec 15)
 MOTION: McMasters SECOND: McDonald
 COMMENTS: (FU:)
- 10) OWNER: Meeks CONTRACTOR: Rudy Lopez \$50
 LEGAL: HM; U2; B8; L37 STREET: 153 Mira Monte Rd
 REQUEST: Courtyard wall
 MOTION: Meunier SECOND: McMasters
 COMMENTS: (FU:) Possibly pending VOR
- 11) OWNER: Baize CONTRACTOR: Barney Rue; Paint Pros TABLED
 LEGAL: HM; U2; B7; L59 STREET: 177 Eagle Ridge Rd
 REQUEST: Re-gravel existing area; cut 3 cedars to extend off road parking. Install canvas triangular sails to cover back porch; landscape upper parking area (20' x 10') with rocks and native plants & trees. Repaint house same as existing
 MOTION: SECOND:
 COMMENTS: (FU:) Tabled due to missing info (plat & photos were somewhat unclear)
- 12) OWNER: Miller CONTRACTOR: Owner TABLED
 LEGAL: HM; U4; L9A STREET: 185 Mira Monte
 REQUEST: 25' x 25' concrete inside of courtyard
 MOTION: SECOND:
 COMMENTS: (FU:) Tabled due to confusing info ("20 x 25" indicated with no description)

C. Short-term Rental Permits: Two permits granted on behalf of Hummingbird Cabins

D. Re-plats: None.

7. OLD BUSINESS (Part 2)

A. Issues/Concerns/Complaints:

Mr. Bob McWilliams and Mr. Turberville attended the meeting to discuss his complaint of a year ago on dead trees on neighboring property. He had been advised that Forest Health would be discussed after permit applications, approx. 10:00. At approx. 10:15 discussion about FH was begun. As an immediate response concerning future actions was not able to be made, Mr. Turberville was dissatisfied and left. Discussion continued taking into account the response received on 1 July from ALSZD Attorney concerning how ALSZD could legally proceed, and actions that could be taken.

B. Past Actions:

Forest Health –Email sent to Attorney Liam Griffin. Response received on 1 July from ALSZD Attorney ref next steps in Forest Health process and concerning how ALSZD could legally proceed and actions that

could be taken. ACC representatives Frank Cannella and John Farah, Club representatives Keith Spaniel and Eric Simonson attended, and based on the attorney's response and additional resources from the ACC and the Club, brain-storming and discussion continued about how to proceed.

Bob McWilliams mentioned the possibility of parlaying response he had received from his insurance company that if a homeowner's insurance company notified an adjacent landowner of jeopardized (rotten, dead) trees that could fall upon the insured homeowner's property, then the homeowner's insurance company would litigate against the adjacent landowner for incurred damages.

McWilliams mentioned at a previous HOA publishing the names of non-compliant lots (to Club bulletin boards, in bathrooms, in newsletter) had the added impetus of "peer pressure" in gaining compliance.

ACTION: With that in mind, going forward, when ACC Administrator Eric Simonson receives a complaint, he will notify the complainer to contact their insurance company to see if they will send a letter to the violating property owner notifying them of the possibility of litigation if their jeopardized tree falls on the complainer's property. Simonson will work to compile complaints that have been received for better documentation of the actions that have been taken in a consistent manner.

ACTION: Santos will assist the ACC Administrator in documenting complaints that have been received to better assist in information dissemination.

ACTION: Spaniel and Meunier will contact insurance companies in the area to determine if this is feasible or something they do.

ACTION: McDonald will contact a Board of Director's member to schedule a Zoning representative on an upcoming Agenda to garner their support (possibly publicize non-compliant names, the willingness of the Board to suspend memberships for owners who persist in being non-compliant)

Owner Bob McWilliams was apprised of the recently created Forest Health Committee – created to assist with verifying Forest Health complaints and notifying owners of their responsibility to remove deadfall and fire hazards. McWilliams agreed to serve on the Committee, and a meeting will be scheduled to level-set perceptions and work to be done.

C. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

- | | | | |
|-----------|---|-------------|----------|
| 1) OWNER: | Rose Heinke | CONTRACTOR: | Date TBD |
| LEGAL: | | STREET: | |
| REQUEST: | Existing home was built setback to setback on all sides. Owner wanted Commissioner advice on decreasing the rear 30' setback to 10'. It was the opinion of the Commission that reducing the setback to become 15' (i.e., 50% of the 30' setback) would be acceptable. Owner will proceed upon receiving additional Variance guidance from Santos. | | |
- 2) Owner Paul Ragland asked Commissioner guidance re roofing his existing deck (which had required a setback Variance). It was the opinion of the Commissioners that as the roof would not further intrude into the setback that a simple permit application for a deck roof would be accepted.
 - 3) Santos received notice from the Village of Ruidoso that their permit had been revoked for construction ALSZD had permitted on 2 Oct 2014. The permitted work was to comprise a 2-car garage with a rec room above, NTE 26' in height. No kitchen, no bathroom facilities. Addition was to be connected to the existing home and a wall behind the addition was to be constructed to direct drainage away from the structure as well as the neighbor's property. Upon investigation, the structure was deemed to be non-

compliant with the permit that was issued. The Commission directed the construction to be red-tagged and notice sent to the Owner requesting they (or their representative) attend the 16 July ALSZD meeting.

- 4) While Santos was gone, 2 letters were received from the State Financial representative, Tom Dixon, notifying Zoning that we need to send a signed Resolution officially adopting the 2015-2016 Budget that was approved on 4 June 2015. Santos to create and garner signatures so Meunier can send to the State.

B. Public Comments:

C. Commissioner Comments:

A. Informal Discussions:

B. Treasurer's Report.

1) Permit Fees:

- a. Total of permit fees received: \$250.00
- b. Additional fees received: None.
- c. Bank account: \$1,964.90 deposited on 2 Jul, making account total \$38,493.96

2) Invoice Approvals:

C. Announcement of Upcoming Meetings:

Next Regular meeting: 16 July 2015 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM.
Submission deadline for permit applications is 3:00pm 9 July 2015.

D. Adjournment:

/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: Hancock CONTRACTOR: Rocky Mtn Constr (Griffin) Permitted 7 May 15
LEGAL: SB; U3; B10; L19 STREET: 114 Brentwood Dr
REQUEST: Sound abatement wall (road noise from Mechem) to rise from ground level to 10' above existing deck floor. Walls will be painted and built to match house, sitting inside the deck dimensions. Will appear to be part of existing home.
COMMENTS: As of 1 Jul 15: Underway COMPLETE? (FU:)
- 2) OWNER: Threadgill CONTRACTOR: Ascent Builders (Eddie Sanchez) Permitted 7 May 15
LEGAL: SB; U3; B10; L13 STREET: 138 Brentwood Dr
REQUEST: 16' x 46' 12" block-filled retaining wall to create a parking area at street level. Wall will be stucco, with 2' redwood railing. Parking area will be gravel. Four 6'-wide redwood steps from parking to deck to access home. (Letter from Engineering Company included)
COMMENTS: As of 1 Jul 15: Underway. (FU:) Pending \$50 payment
- 3) OWNER: Bodin CONTRACTOR: Rocky Mtn Constr (Griffin) Permitted 5 Mar 15
LEGAL: SB, U1, B1, L81 STREET: 151 Crown Ridge
REQUEST: NEW CONSTRUCTION
COMMENTS: As of 1 Jul 15: Underway. (FU: Meunier)
- 4) OWNER: Turberville CONTRACTOR: Rocky Mtn Const Permitted 21 May 15
LEGAL: SB; U1; B1; L38 STREET: 166 Crown Ridge
REQUEST: Replace hail-damaged deck flooring same as existing (evergrain weathered wood synthetic decking)
COMMENTS: As of 1 Jul 15: Cannot see from street. COMPLETE? (FU:)
- 5) OWNER: Kirby CONTRACTOR: L.D. "Slick" Graham Constr Permitted 7 May 15
LEGAL: SB, U2, B7, L16 STREET: 123 Tanglewood Ln
REQUEST: Remove existing and build larger covered deck (all natural redwood) – 10-14' off ground. Repair siding. Re-roof (metal, deep river blue)
COMMENTS: As of 1 Jul 15: Underway. (FU:)
- 6) OWNER: Foote CONTRACTOR: Alto Mesa Constr Permitted 16 Apr 15
LEGAL: ALGCC; U4; B13; L13 STREET: 129 Pinehurst
REQUEST: NEW CONSTRUCTION (stucco exterior; asphalt roof; 3300 sq ft heated with 5944 under roof)
COMMENTS: As of 1 Jul 15: Underway. (FU:) Pending VOR
- 7) OWNER: Adkins CONTRACTOR: Permitted 18 Dec 14
LEGAL: ALGCC; U7; B17; L46A STREET: 130 Alto Drive
REQUEST: Asphalt driveway
COMMENTS: As of 19 May 15: Possibly underway. (FU: Meunier)
- 8) OWNER: Gore CONTRACTOR: Damian Hernandez Permitted 5 Mar 15
LEGAL: ALGCC; U2; B9; L4 STREET: 142 Midiron
REQUEST: Replace wood siding damaged by woodpeckers with Hardie Plank siding (same color as existing)
COMMENTS: As of 1 Jul 15: Not started. (FU:)

- 9) OWNER: Humes CONTRACTOR: Maldonado Constr Permitted 28 Jun 15
 LEGAL: ALGCC; U5; B15; L20 STREET: 186 Midiron
 REQUEST: Repl rotten areas; rebuild guard rails; paint same as existing; repair sheetrock inside garage
 COMMENTS: (FU:) Pending VOR
- 10) OWNER: Veytia CONTRACTOR: Rocky Mtn Const Exp 15 Nov 15
 LEGAL: ALGCC, U5, B14, L27 STREET: 217 Midiron
 REQUEST: Deck repair extension (originally permitted on 15 May '14; expiration now 15 Nov 15)
 COMMENTS: As of 3 June 15: Underway. (FU:)
- 11) OWNER: Bowling CONTRACTOR: Beuchter Permitted 18 Jun 15
 LEGAL: ALGCC, U3, B12, L5 STREET: 323 High Mesa
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 1 Jul 15: Not started. (FU:) Pending VOR & new construction addendum
- 12) OWNER: Stephens CONTRACTOR: Slick Graham Constr Permitted 18 Dec 14
 LEGAL: ALGCC; U3; B11; L7 STREET: 403 High Mesa
 REQUEST: Repair deck, replace windows with glass blocks or frosted glass, replace front and rear doors, re-stain deck existing natural color, touch up exterior paint (same as existing).
 COMMENTS: COMPLETE
- 13) OWNER: Gann CONTRACTOR: Cyclone Constr Permitted 21 May 15
 LEGAL: ALGCC; U1; B4; L32 STREET: 801 High Mesa Blvd
 REQUEST: Replace deck boards with trex (deck is low to ground)
 COMMENTS: COMPLETE
- 14) OWNER: Bennett CONTRACTOR: Owner Permitted 21 May 15
 LEGAL: ALGCC; U1; B4; L31 STREET: 803 High Mesa Blvd
 REQUEST: Landscaping, remove trees, plant trees, decorative rock in front. Pave side of house, remove existing rock and dead trees. Extend patio in back yard.
 COMMENTS: COMPLETE
- 15) OWNER: Vuicich CONTRACTOR: Owner Permitted 4 Jun 15
 LEGAL: ALGCC; U1; B2; L5 STREET: 908 High Mesa Rd
 REQUEST: Remove existing deck; replace with concrete block courtyard wall with one opening (4' gate. Wall to total 100' long, no higher than 5', conform to Ordinance requirements, and stuccoed to match home. 90% of area to be flooring pavers (Setbacks are Front: 30; Back: 15; Side: 5')
- COMMENTS: As of 1 Jul 15: Underway. (FU:) Pending VOR
- 16) OWNER: Alcorn-Pierce CONTRACTOR: Frank VanderVeen Permitted 16 Apr 15
 LEGAL: HM; U1; B4; L43 STREET: 1379 High Mesa
 REQUEST: Courtyard enclosure – 40' wide x 18' deep. Deck and planters/planting area will satisfy the 50% non-growing area. 5' high with stucco pillars and black wrought iron inserts; one gate.
 COMMENTS: As of 1 Jul 15: Underway. (FU:)
- 17) OWNER: Turner CONTRACTOR: Spruce It Up Permitted 7 May 15
 LEGAL: HM; U1; B3; L6 STREET: 1384 High Mesa
 REQUEST: Light landscaping (turf in rear of home; relocate existing flagstone; add ¾" desert tan rock. North elevation will dig watershed trench, directing water westward away from home. Some tree trimming, dead tree removal)
 COMMENTS: As of 1 Jul 15: Not started. (FU:) Pending \$25 Payment

- 18) OWNER: Gray CONTRACTOR: Peralta → Gilmore Permitted 7 May 15
 LEGAL: HM; U4; L22 STREET: 1442 High Mesa Rd
 REQUEST: Add 16 x 16 room (pergola?) (256 sq ft); roof & stucco same as existing.
 COMMENTS: As of 1 Jul 15: Underway. (FU:)
- 19) OWNER: Welch CONTRACTOR: TBD (~~ZiaSun, Dancing Bear~~) Permitted 2 Oct 14
 LEGAL: SB; U3, B8, L7A STREET: 203 Lakeshore Dr
 REQUEST: Addition of garage, living area, balcony – to match existing
 COMMENTS: As of 1 Jul 15: Underway. (FU: Meunier) PERMIT REVOKED.
- 20) OWNER: Mundy CONTRACTOR: Arquette Constr Permitted 4 Jun 15
 LEGAL: AV TH; Site C; L3 STREET: 104 Pinetop
 REQUEST: Repl cement patio with slightly raised wood decking for more comfortable egress.
 COMMENTS: (FU:)
- 21) OWNER: Keith CONTRACTOR: ZiaScapes Permitted 21 Aug 14
 LEGAL: DPW; U2; L68 STREET: 101 Wild Turkey
 REQUEST: Courtyard wall on a corner property
 COMMENTS: COMPLETE.
- 22) OWNER: DeGroat CONTRACTOR: GDM Permitted 21 May 15
 LEGAL: DPW; U2; LTR43A STREET: 103 Wild Turkey
 REQUEST: Re-stain deck as existing
 COMMENTS: COMPLETE
- 23) OWNER: Hacker CONTRACTOR: Cyclone Constr (M. Pritchett) Extended to 19 Dec 15
 LEGAL: DPW; U2; L17B STREET: 104 Quail Run Rd
 REQUEST: Extend permit granted 6/19/14 to Enclose existing carport into garage. Add room over garage w/deck on sides and front. Roofing and deck to match existing house.
 COMMENTS: (FU:)
- 24) OWNER: Reed CONTRACTOR: Owner Permitted 18 Sep 14
 LEGAL: DPV, U1, L40 STREET: 156 Deer Valley Dr
 REQUEST: NEW CONSTRUCTION (2116 sq ft; slab; comp roof; Hardi lap siding); CO upon completion
 COMMENTS: As of 3 June 15: Underway. (FU: McDonald)
- 25) OWNER: Barreras CONTRACTOR: KimCon (Pat Kimbrough) Permitted 18 Jun 15
 LEGAL: DPV; U8; L214 STREET: 177 Saddleback
 REQUEST: NEW CONSTRUCTION
 COMMENTS: CO upon completion (FU:)
- 26) 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 3 June 15: Underway. (FU: McDonald)
- 27) OWNER: Mace CONTRACTOR: Owner Permitted 19 Mar 15
 LEGAL: ALGCC; U2; B6; L31 STREET: 106 Bent Tree
 REQUEST: Add additional 20 x 16 redwood deck; same color as existing
 COMMENTS: As of 1 Jul 15: Can't see. (FU: Santos)

- 28) OWNER: Maldonado CONTRACTOR: All About Spas (Patio, cover) Permitted 18 Jun 15
LEGAL: DPM; U10; L2A STREET: 103 Purple Sage
REQUEST: Solara Adjustable patio cover over existing patio pergola; repl door framing (office & garage exterior doors); repaint front door as existing.
COMMENTS: As of 1 Jul 15: Not started. (FU:)
- 29) OWNER: Stone (rep = Vadner) CONTRACTOR: Owner (??!) Permitted 5 Mar 15
LEGAL: DPM; U6; L6A STREET: 112 Larkspur Loop
REQUEST: NEW CONSTRUCTION
COMMENTS: As of 1 Jul 15: Underway. (FU: Santos)
- 30) OWNER: Neill CONTRACTOR: OWNER Permitted 2 Oct 14
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.
COMMENTS: COMPLETE.
- 31) OWNER: Olson CONTRACTOR: Owner Permitted 18 Dec 14
LEGAL: HM; U1; B3; L26 STREET: 115 Mira Monte
REQUEST: Add additional 4 feet to ground-level back deck. No set back infringement will occur.
COMMENTS: As of 1 Jul 15: Underway. (FU: Santos)