

# Alto Lakes Special Zoning District

## MINUTES – 1 October 2015

1. Call to order: 8:59am
2. Roll call: Kranz, McDonald, McMasters, Meunier, Santos
3. Pledge of Allegiance
4. Approval of Meeting Agenda: McMasters moved to approve, seconded by Meunier
5. Approval of Meeting Minutes for 17 September Regular Meeting: Kranz moved to approve, seconded by McMasters
6. VARIANCE/PERMIT REQUESTS:

A. Variance Hearing: None.

B. Zoning Permits:

1) OWNER: Saldivar                                      CONTRACTOR: TBD                                      \$  
 LEGAL: SB; U2; B3; L7                                      STREET: 141 Sunset  
 REQUEST: Re-roof (composite shingle). ACC to issue emergency permit due to leakage; will let us know contractor name ASAP  
 MOTION: McMasters                                      SECOND: McDonald  
 COMMENTS: (FU: ) Pending \$25 Payment, VOR

2) OWNER: Welch    CONTRACTOR: TBD                                      \$387.60  
 LEGAL: SB; U3, B8, L7A                                      STREET: 201 Lake Shore Dr  
 REQUEST: Addition of garage, living area, balcony – to match existing.  
 MOTION: Kranz    SECOND: McMasters  
 COMMENTS: All requested documents received. Construction site is to be maintained per ACC/Zoning documentation. Approved with the understanding owner is responsible for managing drainage from his property at all times - both during construction and after. Comments from the Village of Ruidoso inspector re drainage (one log high may be used to deflect drainage; 2 logs high = a retaining wall and is not approved without additional permitting) to be relayed to owner rep.

Pending VOR & \$300 Variance payment

3) OWNER: Ramsey    CONTRACTOR: ZiaScapes                                      \$0  
 LEGAL: DPW; U2; L59                                      STREET: 173 Deer Park  
 REQUEST: Landscaping (plant 3 trees, drip irrigation from existing system; boulders, stackers, or ledgestone  
 MOTION: McMasters    SECOND: McDonsals  
 COMMENTS: No fee due to extenuating circumstances

4) OWNER: Brooks (Akin Family LLC)                                      CONTRACTOR: Gabe Gilmore Constr                                      \$0  
 LEGAL: ALGCC; U1; B4; L9                                      STREET: 114 Mulligan  
 REQUEST: Repl tile on front & back porches  
 MOTION: Meunier    SECOND: Kranc  
 COMMENTS: No fee as deemed routine repair/maintenance (FU: )

C. Short-term Rental Permits:

1 permit granted for Hummingbird

D. Re-plats:

- 1) Jonz/Dinnwiddie combo – approved & vellum signed
- 2) Bill Bishop combo - approved & vellum signed

7. OLD BUSINESS (Part 2)

A. Issues/Concerns/Complaints:

B. Past Actions:

- 1) Forest Health – no update other than work proceeds on template letters for Claim of Lien process
  - a. Forest Health Committee Report re status –
  - b. Simonson/Santos Report re database –
  - c. McDonald Report re BoD meeting/their support –
- 2) Report on Violation/Compliance Process.
  - a. Using information in Ordinance Section 32 – Enforcement and Penalties, McDonald and Santos met to draft similar notices that can be sent to Owners whose property remains non-compliant after documented notification has been made.
    - Basically notification of possible non-compliance will be sent, followed by a Violation notification (which includes a \$50 fine). If necessary, subsequent notifications would be sent, each incurring additional fines (\$100 and \$200).
    - If necessary, a filing will be made with the Lincoln County Clerk – incurring an additional \$300 fine (which is in addition to the outstanding permit fees).
    - To release the cloud on the property, the ALSZD must be satisfied the non-compliance has been resolved, with a decision made on a case-by-case basis concerning payment of the fine(s).
  - b. Notice will be made to the public via the ALSZD website, and Santos will request the Club approve posting of the process in the Avalanche and via an email blast. Santos will ask the ALPOA to include the info in the Echo.
  - c. McDonald will draft letters (per a., above) for approval and discussion at October meetings.
- 3) Report on ALW&SD coordination. Santos & Meunier to meet as needed with Knorr/Eddington.

C. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics: None

B. Public Comments: None

C. Commissioner Comments:

Meunier received a letter from Tom Dixon that the ALSZD may need to have annual audits done. Santos to research past meeting Minutes to find the information that we are not required to submit an audit as our annual revenues are so low.

9. Informal Discussions: None

10. Treasurer's Report.

A. Permit Fees:

- 1) Total of permit fees received: None collected; (pending \$25 + \$387.60)
- 2) Additional fees received: None

B. Bank account: As of 1 Oct 2015: \$36,968.18 (due to Meunier's absence at September meetings, deposit to be made of checks previously received.)

C. Invoice Approvals: None

11. Announcement of Upcoming Meetings:

Next Regular meeting: [15 October](#) 2015 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM. Submission deadline for permit applications is 3:00pm [8 October](#) 2015.

12. Adjournment: [Kranz moved to adjourn at 10:42; seconded by McMasters.](#)

/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: Threadgill                      CONTRACTOR: Finecraft Bldrs                      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 29 Sep 15: Underway – note original retaining wall was removed. (FU: )
  
- 2) OWNER: Bodin                                      CONTRACTOR: Rocky Mtn Constr                      Permitted 5 Mar 15  
LEGAL: SB, U1, B1, L81                      STREET: 151 Crown Ridge  
REQUEST: NEW CONSTRUCTION  
COMMENTS: As of 29 Sep 15: Underway. (FU: **Meunier**)
  
- 3) OWNER: Divis                                      CONTRACTOR: Christian Constr                      Permitted 17 Sep 15  
LEGAL: SB; U1; B1; L32                      STREET: 178 Crown Ridge  
REQUEST: Retaining wall (4' high; 65' long – stucco) in front of home  
COMMENTS: As of 29 Sep 15: Not started. (FU: )
  
- 4) OWNER: Wood                                      CONTRACTOR: Fred Cowan                      Permitted 2 Jul 15  
LEGAL: ALGCC; U4; B13; L5                      STREET: 126 Broadmoor  
REQUEST: Remove approx. 580 sq ft of existing lattice under back deck; repl w/hardiplank siding to match house. Paint to match existing.  
COMMENTS: As of 29 Sep 15: Can't see – but evidence this is underway. (FU: )
  
- 5) OWNER: Harvey                                      CONTRACTOR: Noel Bowley Constr                      Permitted 16 Jul 15  
LEGAL: ALGCC; U4; B4; L21                      STREET: 150 Broadmoor  
REQUEST: Add 7 x 22 closet to existing deck  
COMMENTS: As of 29 Sep 15: Can't see – but evidence this is underway. (FU: )
  
- 6) OWNER: Hicks                                      CONTRACTOR: Pine Tree                      Permitted 17 Sep 15  
LEGAL: SB; U2; B7; L20A                      STREET: 115 Tanglewood  
REQUEST: Re-roof – Mueller 26 gauge R-panel; coco brown  
COMMENTS: As of 29 Sep 15: Not started. (FU: ) **Pending VOR**
  
- 7) OWNER: Kirby                                      CONTRACTOR: 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 29 Sep 15: Underway. (FU: )
  
- 8) 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) CO upon completion  
COMMENTS: As of 29 Sep 15: Underway. (FU: )
  
- 9) OWNER: Bowling                                      CONTRACTOR: Beuchter                      Permitted 18 Jun 15  
LEGAL: ALGCC, U3, B12, L5                      STREET: 323 High Mesa  
REQUEST: NEW CONSTRUCTION  
COMMENTS: As of 29 Sep 15: Underway. (FU: )

- 10) 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: COMPLETE.
- 11) OWNER: Cole CONTRACTOR: JM Constr Permitted 3 Sep 15  
 LEGAL: DPM; U2; L6 STREET: 1313 High Mesa  
 REQUEST: Install drainage ditch to drain water from the street just in front of the approachment pad. As this doesn't cross the culver – no County involvement required.
- COMMENTS: COMPLETE
- 12) 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: COMPLETE. Pending \$25 Payment
- 13) OWNER: Gray CONTRACTOR: Gabe 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: COMPLETE
- 14) OWNER: Greer CONTRACTOR: Prewitt Permitted 6 Aug 15  
 LEGAL: ALGCC; U1; B3; L18 STREET: 114 White Court  
 REQUEST: Re-build west deck, expanding from 25 x 8 to 25 x 10; redwood. Cover deck expansion with metal roof to match existing on home. Re-surface existing decks with new redwood with no change in footprint.
- COMMENTS: As of 29 Sep 15: Underway. (FU: )
- 15) OWNER: Murguia CONTRACTOR: Express Stucco Permitted 6 Aug 15  
 LEGAL: ALGCC; U1; B2; L7 STREET: 361 Lake Shore Dr  
 REQUEST: R&R patio roof; R&R front & patio decks; asphalt driveway
- COMMENTS: As of 29 Sep 15: Underway. (FU: )
- 16) OWNER: Apodaca CONTRACTOR: Pedroni Permitted 17 Sep 15  
 LEGAL: ALGCC; U2; B7; L15 STREET: 129 French Dr  
 REQUEST: Landscaping: Install rock for erosion control, and decorative rock. Plant pine trees & drip irrigation.
- COMMENTS: As of 29 Sep 15: Not started. (FU: ) Pending VOR
- 17) 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: Can't see due to road work. (FU: )
- 18) OWNER: Adkins CONTRACTOR: Permitted 18 Dec 14  
 LEGAL: ALGCC; U7; B17; L46A STREET: 130 Alto Drive  
 REQUEST: Asphalt driveway
- COMMENTS: As of 14 Sep 15: Underway. (FU: Meunier)

- 19) OWNER: ALGCC CONTRACTOR: BAC Enterprises Permitted 3 Sep 15  
 LEGAL: STREET: 1 Country Club  
 REQUEST: Re-roof w/50 mil IB membrane, mechanically fastened & hot air welded  
 COMMENTS: (FU: ) Pending \$25 Payment
- 5) OWNER: Dobbins CONTRACTOR: Slick Graham Permitted 3 Sep 15  
 LEGAL: DP TH STREET: 108 Turnberry Ln  
 REQUEST: Extend carport 6' for golf cart; no additional vertical supports; re-stain chimney to match existing roof.  
 COMMENTS: As of 29 Sep 15: Not started. (FU: ) Pending VOR
- 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: As of 15 Jul 15: Cannot see due to road work. (FU: )
- 21) OWNER: Mainord CONTRACTOR: Rocky Mtn (D. Griffin) Approved 25 Aug 15  
 LEGAL: DPW; U1; L26 STREET: 149 Deer Park Dr  
 REQUEST: 3' high courtyard wall, finish to match existing courtyard walls.  
 COMMENTS: As of 29 Sep 15: Not started. (FU: )
- 22) OWNER: Stern Trust (Shelley K.) CONTRACTOR: TBD (Stan Cape) Permitted 17 Sep 15  
 LEGAL: DPW; U3; L76 STREET: 194 Deer Park Dr  
 REQUEST: Add 400 sq ft to existing building for a Library.  
 COMMENTS: As of 29 Sep 15: Not started. (FU: ) Pending VOR
- 23) OWNER: Murphy CONTRACTOR: Classic Pioneer Constr Approved 25 Aug 15  
 LEGAL: DPW, U3, L93 STREET: 209 Deer Park Dr  
 REQUEST: Roof expansion; replace with metal roof. Replace existing front & rear decks with Trex.  
 Add courtyard wall in front attached to front deck  
 COMMENTS: As of 29 Sep 15: Not started. (FU: )
- 24) OWNER: Miller CONTRACTOR: Herrera Installations Approved 25 Aug 15  
 LEGAL: DPW; U1; B54; L9C STREET: 207 Raccoon Ct  
 REQUEST: Concrete driveway - approx 2200 sq ft - w/2 trench drains. Pad will have 12 ga wire  
 remesh. Light dirtwork to fill in & remove any humps in drive  
 COMMENTS: COMPLETE
- 25) OWNER: Hacker CONTRACTOR: Cyclone Constr 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: As of 29 Sep 15: Underway. (FU: )
- 26) OWNER: Gwyn CONTRACTOR: Owner Expiration 7 Feb 16  
 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. Permit extension granted 16 Jul 15 (originally permitted 7 Aug  
 14)  
 COMMENTS: As of 29 Sep 15: Not started. (FU: McDonald)

- 27) OWNER: Barreras                      CONTRACTOR: KimCon (Pat Kimbrough)                      Permitted 18 Jun 15  
LEGAL: DPV; U8; L214                      STREET: 177 Saddleback  
REQUEST: NEW CONSTRUCTION  
COMMENTS: As of 29 Sep 15: Underway; work stopped by Village pending resolution of blueprints, re-bar, etc. CO upon completion (FU: )
- 28) 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 29 Sep 15: Not started. Can't see. (FU: Santos)
- 29) OWNER: McIntosh-Trigg                      CONTRACTOR: McIntosh & Dutton                      Permitted 6 Aug 15  
LEGAL: ALGCC, U2, B6, L35                      STREET: 103 Incredible Ln  
REQUEST: Re-build deck  
COMMENTS: As of 29 Sep 15: Underway. (FU: Santos)
- 30) OWNER: Maldonado                              CONTRACTOR: All About Spas                              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 29 Sep 15: Underway. (FU: )
- 31) OWNER: Fisher                                      CONTRACTOR: Seasons Nursery                              Expires 19 Dec 15  
LEGAL: DPM; U13; L5A                              STREET: 108 Paintbrush  
REQUEST: Extend landscaping permit granted 19 Jun 14 (to 19 Dec 15)  
COMMENTS: As of 29 Sep 15: Underway. (FU: )
- 32) OWNER: Stone (rep = Vadner)                      CONTRACTOR: Owner (?!?! )                              Permitted 5 Mar 15  
LEGAL: DPM; U6; L6A                              STREET: 112 Larkspur Loop  
REQUEST: NEW CONSTRUCTION  
COMMENTS: As of 29 Sep 15: Underway. CO upon completion (FU: Santos)
- 33) OWNER: Massey                                      CONTRACTOR: Alto Mesa Bldrs                              Permitted 17 Sep 15  
LEGAL: DPM; U6; L12                              STREET: 124 Lark Spur Lp  
REQUEST: Add 1,053 sq ft garage to south end of existing building. All finishes to match.  
COMMENTS: As of 29 Sep 15: Not started. (FU: ) Pending VOR
- 34) OWNER: Ragland                                      CONTRACTOR: Glen Remington                              Permitted 16 Jul 15  
LEGAL: HM; U1; B1; L18                              STREET: 134 Eagle Ridge  
REQUEST: Cover existing deck (20x20); roof and stucco to match existing  
COMMENTS: As of 29 Sep 15: Underway. (FU: )
- 35) OWNER: Baize                                      CONTRACTOR: J. Johnson Excavating                      Approved 25 Aug 15  
LEGAL: HM; U2; B7; L59                              STREET: 177 Eagle Ridge Road  
REQUEST: Extend existing culver to divert water away from front of house  
COMMENTS: As of 29 Sep 15: Not started. (FU: )
- 36) OWNER: Meeks                                      CONTRACTOR: Rudy Lopez                                      Permitted 2 Jul 15  
LEGAL: HM; U2; B8; L37                              STREET: 153 Mira Monte Rd  
REQUEST: Courtyard wall  
COMMENTS: As of 29 Sep 15: Underway. (FU: )
- 37) OWNER: Miller                                      CONTRACTOR: Owner                                      Permitted 16 Jul 15  
LEGAL: HM; U4; L9A                              STREET: 185 Mira Monte  
REQUEST: 25' x 25' concrete inside of courtyard  
COMMENTS: As of 29 Sep 15: Cannot see. (FU: )