

# Alto Lakes Special Zoning District

## Meeting Notice for Upcoming EMERGENCY Meeting

The Alto Lakes Special Zoning District Commission will hold a SPECIAL meeting on Saturday, 3 October, 2015 at 2:00pm in the Stag room of the Alto Lakes Golf and Country Club, 1 Mulligan Drive, Alto, NM. Agenda to be posted on [www.ALSZD.org](http://www.ALSZD.org) no later than twenty-four hours prior to meeting.

### AGENDA – 3 October 2015

1. Call to order: 2:00
2. Roll call: Quorum met with Commissioners Kranz, McMasters, Meunier, Santos present  
Also present:
  - ALG&CC Board of Directors Chair, Bob Kewley
  - ALG&CC Board of Directors Member, Dave Winans (also representing ACC Chair, Sandra Gussett)
  - ALG&CC Board of Directors Member, Lauren Zelt
  - ALG&CC Board of Directors Member, Ralph Rush (also representing Club Manager, Joe Lasiter)
  - Assistant Club Manager, Al Jader
  - Chair, Alto Lakes Construction Advisory Commission Mike DiSanto
  - ACC Administrator Eric Simonson
3. Pledge of Allegiance
4. Approval of Emergency Meeting Agenda: McMasters moved to approve, seconded by Meunier
5. PERMIT REQUESTS:  
Commissioner Santos gave a brief history/description of the reason/necessity for calling this Emergency Meeting. Basically red tags had been issued for the lack of permits being issued prior to construction commencing.

Although the Club is itself a member of the ALSZD, with on-going turnover in the ALG&CC's Board of Directors, and as no exterior changes had been made over the course of recent memory, the Club simply overlooked their responsibility to obtain permits for work, below.

The reason to proceed with an emergency meeting was made as contractors had been hired and work had commenced due to the seasonal nature of our Club. No work could begin until after Summer-time residents had departed, and with the approaching Winter Season (regarding both winter weather and holiday revenue-producing activities), it was determined that significant financial losses would be incurred if construction were halted for 2 weeks pending the next meeting (on 15 October).

Mike DiSanto, the Construction Committee Chair and liaison with the ALG&CC Board of Directors introduced and presented details on the following permit applications:

#### A. Zoning Permits:

- |           |   |             |                     |      |
|-----------|---|-------------|---------------------|------|
| 1) OWNER: | ALGCC   | CONTRACTOR: | RC Long Constr, LLC | \$75 |
| LEGAL:    | ALGCC   | STREET:     | 1 Country Club Dr   |      |
| REQUEST:  | Install 2' x 12' "filler panels" around existing openings in Pavilion exterior wall to later install glass sliding doors. Install ADA Access ramp at entrance to Club.  |             |                     |      |
| MOTION:   | SECOND:   |             |                     |      |
| COMMENTS: | (FU: ) Village of Ruidoso permits (VORs) were received for the Pavilion door work (for installation of panels to accommodate custom-sized sliding doors) as well as the ADA-compliant ramp). The current ramp had been found not to be ADA-compliant (uneven, potential for drop-off, narrow, and exposed to the elements). As soon as this non-compliance was identified, in order to preclude a possible law-suit, installation of an ADA-compliant ramp was deemed a priority. Replacement of doors = \$25 fee; New ramp construction = \$50. As there was a red-tag on the project, a voice-vote was held. McMasters, Meunier, and Santos were in favor, with Kranz abstaining. |             |                     |      |

2) OWNER: ALGCC CONTRACTOR: White Mtn Glass \$0  
LEGAL: ALGCC STREET: 1 Country Club Dr  
REQUEST: Install glass sliding doors per submitted specs  
MOTION: Kranz SECOND: Meunier  
COMMENTS: (FU: ) Per ALGCC Board member, Ralph Rush, the VOR issued for the panels (above) was to have been inclusive for the installation of the sliding glass doors as well as for the filler panels. (The "Description of Work" in the VOR had been truncated.) On Monday Rush will contact the Village to have VOR 20150603 amended to include that language. The motion for Zoning permit approval included waiving the permit fee as this part of the project is broadly included in the Pavilion door work, above.

3) OWNER: ALGCC CONTRACTOR: A.C. Cyn-Mar Pool Plastering Co \$0  
LEGAL: ALGCC STREET: 1 Country Club Dr  
REQUEST: Pool repair – re-stucco pool bottom; replace tile and coping  
MOTION: Meunier SECOND: McMasters  
COMMENTS: (FU: ) DiSanto had contacted the local office of the NM Environmental Division about the work to be done (pool walls and floor cracked and leaking; chipped surrounding tiles, stairs are disintegrating as there was no rebar in the original construction, scuppers inoperative). NMED specified no Village permit was needed as the work was a repair.

The most cost-efficient contractor (A.C. Cyn-Mar Pool Plastering) was to begin work as soon as the pool had closed for the summer, and work every day through completion. With the approaching winter weather and the pool drained for the work in progress, there is potential for the walls to collapse due to the pressure of water from the adjacent lake. It was imperative that the requirement for a decision on the permit be reached ASAP. If the permit could not be satisfied, a new and more costly contractor would need to be found – which would cause significant delay, let alone additional repair work could be needed resulting from the empty pool sitting in the weather.

The motion for approval included waiving the repair fee as the work is a repair and will result in a great improvement for the community. As there was a red-tag on the project, a voice-vote was held. Kranz, McMasters, Meunier, and Santos were all in favor.

At the conclusion of the meeting, those attending expressed a greater understanding and appreciation of the Zoning processes, and of the reasons behind the Zoning actions that had been taken.

6. Announcement of Upcoming Meetings:

Next Regular meeting: 5 November 2015 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM. Submission deadline for permit applications is 3:00pm 29 October 2015.

7. Adjournment: McMasters moved to adjourn at 2:30pm; seconded by Meunier.

/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.*