

Alto Lakes Special Zoning District

MINUTES – 15 October 2015

1. Call to order: 9:01am. Quorum not satisfied as McMasters had a conflict. Recessed meeting at 9:02 pending McMasters availability to join mtg via phone at 10:00.
2. Roll call: Kranz, Santos, quorum satisfied by McMasters joining via phone at 10:00
3. Pledge of Allegiance
4. Approval of Meeting Agenda: Kranz moved to approve, Santos seconded
5. Approval of Meeting Minutes for 1 October Regular and 3 October Emergency Meetings: Kranz moved to approve, Santos seconded
6. VARIANCE/PERMIT REQUESTS:

A. Variance Hearing: None.

B. Zoning Permits:

- 1) OWNER: Wilson CONTRACTOR: Elias Rue (??) TABLED
LEGAL: ALGCC; U4; B13; L2 STREET: 116 Broadmoor
REQUEST: 2 room additions; re-pave driveway; landscaping
MOTION: SECOND:
COMMENTS: (FU:)
- 2) OWNER: Pool CONTRACTOR: \$25
LEGAL: HM; U1; B4; L37 STREET: 1391 High Mesa Rd
REQUEST: Re-do back courtyard fence – enclosing additional area & re-using existing cedar fencing as possible.
MOTION: Santos SECOND: Kranz
COMMENTS: Square footage = 1,806, and non-growing requirement will be met. (FU:)
- 3) OWNER: Michaels/Harris CONTRACTOR: Pine Tree \$25
LEGAL: DPW; U2; L73 STREET: 187 Deer Park Dr
REQUEST: Demo & Re-build deck
MOTION: Kranz SECOND: Santos
COMMENTS: (FU:) Emergency permit issued by ACC as owner had fallen thru deck! Pending VOR
- 4) OWNER: Dobbins CONTRACTOR: BAC \$
LEGAL: AV DP TH; UH; L5 STREET: 108 Turnberry Ln
REQUEST: Re-roof; replace skylights
MOTION: Santos SECOND: Kranz
COMMENTS: (FU:)
- 5) OWNER: Linley CONTRACTOR: High Country \$25
LEGAL: DPM; U7; L10 STREET: 111 Goldenrod
REQUEST: Landscaping (Prep area; weed eat and clear all vegetation. Prep & re-shape berms; cap all sprinkler heads; plant 3 aspens with drip irrigation; protective coyote fencing around aspens & 2 existing spruces; replace border rock. Decoratively rock over sections.)
MOTION: Kranz SECOND: Santos
COMMENTS: (FU:)
- 6) OWNER: Helmke CONTRACTOR: Owner \$
LEGAL: HM; U1; B2; L9 STREET: 118 Mira Monte
REQUEST: Add 12x14 deck
MOTION: Santos SECOND: Kranz
COMMENTS: (FU:) Pending \$50 Payment

C. Short-term Rental Permits: None.

D. Re-plats: Replat of 172 Crooked Stick - approved

7. OLD BUSINESS (Part 2)

A. Issues/Concerns/Complaints:

- 1) Kranz was called by concerned resident Candy McMahon (146 Eagle Ridge) re possible unpermitted construction next door – including possible intrusion into the setback. Santos to drive by to see.

B. Past Actions:

- 1) Forest Health – Nothing new.
 - 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:

B. Public Comments: None.

C. Commissioner Comments: None.

9. Informal Discussions: None.

10. Treasurer's Report.

A. Permit Fees:

- 1) Total of permit fees received: \$75 (with \$75 pending payments)
- 2) Additional fees received: \$25 from Saldivar for work permitted 1 Oct 15

B. Bank account: As of 1 Sep: \$36,968.18

C. Invoice Approvals:

11. 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.

12. Adjournment: Kranz moved to adjourn at 10:45; Santos seconded

/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: Saldivar CONTRACTOR: TBD Permitted 1 Oct 15
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
COMMENTS: As of 13 Oct 15: Not started. Pending VOR

- 2) 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 13 Oct 15: Underway – note original retaining wall was removed. (FU: Santos)

- 3) 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 13 Oct 15: Underway. (FU: Santos)

- 4) 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 13 Oct 15: Not started. (FU: Santos)

- 5) 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 13 Oct 15: Underway. (FU: Santos)

- 6) 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 13 Oct 15: Can't see – but evidence this is underway. (FU: Santos)

- 7) 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 13 Oct 15: Can't see – but evidence this is underway. (FU: Santos)

- 8) 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 13 Oct 15: Underway. Pending VOR

- 9) 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 13 Oct 15: Underway. (FU: Santos)

- 10) OWNER: Bowling CONTRACTOR: Beuchter Permitted 18 Jun 15
 LEGAL: ALGCC, U3, B12, L5 STREET: 323 High Mesa
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 13 Oct 15: Underway. (FU: Santos)
- 11) 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
- 12) 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 13 Oct 15: Underway. (FU: Santos)
- 13) OWNER: Welch CONTRACTOR: TBD Permitted 1 Oct 15
 LEGAL: SB; U3, B8, L7A STREET: 201 Lake Shore Dr
 REQUEST: Addition of garage, living area, balcony – to match existing.
 COMMENTS: (FU: Santos) Pending VOR
- 14) 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 13 Oct 15: Underway. (FU: Santos)
- 15) OWNER: Brooks (Akin Family LLC) CONTRACTOR: Gilmore Constr Permitted 1 Oct 15
 LEGAL: ALGCC; U1; B4; L9 STREET: 114 Mulligan
 REQUEST: Repl tile on front & back porches
 COMMENTS: As of 13 Oct 15: Underway. (FU: Santos)
- 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 13 Oct 15: Not started. (FU: McDonald) 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: COMPLETE
- 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: Santos)
- 19) OWNER: ALGCC CONTRACTOR: Permitted 3 Oct 15
 LEGAL: STREET: 1 Country Club
 REQUEST: Panels for Pavilion patio doors; ADA-compliant ramp

COMMENTS: (FU:)

- 20) OWNER: ALGCC CONTRACTOR: Cyn-Mar Permitted 3 Oct 15
LEGAL: STREET: 1 Country Club
REQUEST: Pool Repair (leaks, cracked tile, scuppers, etc.)
COMMENTS: (FU:)
- 21) OWNER: ALGCC CONTRACTOR: White Mtn Glass Permitted 3 Oct 15
LEGAL: STREET: 1 Country Club
REQUEST: Install sliding glass doors on Pavilion back wall
COMMENTS: (FU:)
- 1) 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 13 Oct 15: Complete except for painting of wood supports. (FU: McDonald)
- 22) 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: COMPLETE.
- 23) 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 13 Oct 15: Not started. (FU: McDonald)
- 24) 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 13 Oct 15: Not started. (FU: McDonald) Pending VOR
- 25) 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 13 Oct 15: Not started. (FU: McDonald)
- 26) 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 13 Oct 15: Underway. (FU: McDonald)
- 27) 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 13 Oct 15: Not started. (FU: McDonald)
- 28) OWNER: Barreras CONTRACTOR: KimCon (Pat Kimbrough) Permitted 18 Jun 15
LEGAL: DPV; U8; L214 STREET: 177 Saddleback

- REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 13 Oct 15: Underway; work stopped by Village pending resolution of blueprints, re-bar, etc. CO upon completion (FU: McDonald)
- 29) 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 13 Oct 15: Not started. Can't see. (FU: Santos)
- 30) 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 13 Oct 15: Underway. (FU: Santos)
- 31) 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 13 Oct 15: Underway. (FU: Santos)
- 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 13 Oct 15: Underway. CO upon completion (FU: Santos)
- 33) OWNER: Massey CONTRACTOR: Alto Mesa Bldrs Permitted 17 Sep 15
 LEGAL: DPM; U6; L12 STREET: 124 Larkspur Lp
 REQUEST: Add 1,053 sq ft garage to south end of existing building. All finishes to match.
 COMMENTS: As of 13 Oct 15: Not started. (FU: Santos) 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 13 Oct 15: Underway. (FU: Santos)
- 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 13 Oct 15: Not started. (FU: Santos)
- 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 13 Oct 15: Underway. (FU: Santos)
- 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: COMPLETE.