

Alto Lakes Special Zoning District

MINUTES – 19 November 2015

1. Call to order: 9:00am
2. Roll call: Kranz, McDonad, Meunier
3. Pledge of Allegiance
4. Approval of Meeting Agenda: Kranz moved to approve, McDonald seconded
5. Approval of Meeting Minutes for 5 November Regular Meeting: McDonald moved to approve, Kranz seconded

6. VARIANCE/PERMIT REQUESTS:

A. Variance Hearing: None.

B. Zoning Permits:

- | | | | | |
|-----------|--|-------------|---------------------------------|--------|
| 1) OWNER: | Saldivar | CONTRACTOR: | Eric Taylor | \$25 |
| LEGAL: | SB; U2; B3; L7 | STREET: | 141 Sunset | |
| REQUEST: | Re-roof (Mueller metal; dark green); Repl deck in same footprint | | | |
| MOTION: | Kranz | SECOND: | McDonald | |
| COMMENTS: | (FU:) | | | |
| 2) OWNER: | Vance | CONTRACTOR: | Owner | \$25 |
| LEGAL: | SB; U1; B1; L16 | STREET: | 167 Crown Ridge | |
| REQUEST: | Replace decking, no change in footprint. Repaint home exterior | | | |
| MOTION: | McDonald | SECOND: | Meunier | |
| COMMENTS: | (FU:) | | | |
| 3) 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:) Tabled as no plans | | | |
| 4) OWNER: | McClure | CONTRACTOR: | Pine Tree Constr (Brian Chavez) | \$25 |
| LEGAL: | LS; U1; B3; L40 | STREET: | 208 Lake Shore | |
| REQUEST: | Deck repair to bring up to code | | | |
| MOTION: | Kranz | SECOND: | McDonald | |
| COMMENTS: | (FU:) | | | |
| 5) OWNER: | ALGCC | CONTRACTOR: | R.C. Long Constr | \$0 |
| LEGAL: | | STREET: | 1 Country Club | |
| REQUEST: | Excavate behind pool house; add rubber coating to concrete block wall; install French drain. Install new pipe to existing drain in patio near banquet room to drain into rocks near pool patio area. | | | |
| MOTION: | Kranz | SECOND: | Meunier | |
| COMMENTS: | (FU:) | | | |
| 6) OWNER: | ALGCC | CONTRACTOR: | R.C. Long Constr | \$0 |
| LEGAL: | | STREET: | 1 Country Club | |
| REQUEST: | Replace truss over ProShop entrance w/new cedar beams. Re-use gusset plates; paint. | | | |
| MOTION: | Meunier | SECOND: | McDonald | |
| COMMENTS: | (FU:) Pending VOR | | | |

- 7) OWNER: ALGCC CONTRACTOR: Iron Seal Coating \$
 LEGAL: STREET: 1 Country Club
 REQUEST: Remove, replace, seal 40' x 40' section of asphalt in front of maintenance barn
 MOTION: Kranz SECOND: Meunier
 COMMENTS: (FU:) Pending \$50 Payment
- 8) OWNER: Payne CONTRACTOR: TBD \$
 LEGAL: DPW; U1; L32 STREET: 106 Bull Elk
 REQUEST: Remove & replace existing deck and deck roof
 MOTION: McDonald SECOND: Kranz
 COMMENTS: (FU:) Pending \$25 Payment, VOR
- 9) OWNER: Madera Family Trust CONTRACTOR: RG Quality Constr (Rick Gonzales) \$
 LEGAL: HM; U1; B6; L4 STREET: 125 Twin Tree
 REQUEST: New 12 x 15 trex deck
 MOTION: McDonald SECOND: Kranz
 COMMENTS: (FU:) Pending \$50 Payment, VOR

C. Short-term Rental Permits: None.

D. Re-plats: None.

7. OLD BUSINESS (Part 2)

A. Issues/Concerns/Complaints:

- 1) Ware complaint ref dead trees & deadfall on lot adjoining 102 Grapevine. Santos to send letter, beginning Violation/Compliance Process

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: Keith Spaniel of the ALG&CC discussed future Club projects, then went down the list and briefly discussed the three Club permits discussed last time when Mike discussed in great detail.

C. Commissioner Comments:

9. Informal Discussions:

10. Treasurer's Report.

A. Permit Fees:

- 1) Total of permit fees received: \$50 cash (placed into petty cash with no deposit made)
- 2) Additional fees received: None.

B. Bank account: As of 19 Nov: \$38,730.35.

C. Invoice Approvals: None.

11. Announcement of Upcoming Meetings:

Next Regular meeting: 3 December 2015 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM. Submission deadline for permit applications is 3:00pm 26 November 2015.

12. Adjournment: Kranz moved to adjourn at 10:00am, seconded by McDonald.

/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 17 Nov 15: Underway – note original retaining wall was removed. WOW! (FU: Santos)

- 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 17 Nov 15: Underway. (FU: Santos)

- 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 17 Nov 15: Not started. (FU: Santos)

- 4) 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 17 Nov 15: Underway. (FU: Santos)

- 5) OWNER: Martell CONTRACTOR: Thunderbolt Custom Fab Permitted 5 Nov 15
LEGAL: ALGCC; U4; B12; L30A STREET: 100 Grapevine
REQUEST: courtyard (30 x 38) & two 6x4 wrought iron gates painted antique bronze; pickets 3" approx. centers; hardware to match porch lamp (antique bronze)
COMMENTS: As of 17 Nov 15: Not started. (FU:)

- 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 17 Nov 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 17 Nov 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 17 Nov 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 17 Nov 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: Pool CONTRACTOR: Permitted 15 Oct 15
 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. Square footage = 1,806, and non-growing requirement will be met.
 COMMENTS: (FU: Santos)
- 13) OWNER: Foreman CONTRACTOR: Owner Permitted 5 Nov 15
 LEGAL: HM; U4; L5A STREET: 1441 High Mesa
 REQUEST: Replace boards with composite decking
 COMMENTS: As of 17 Nov 15: Not started.
- 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 17 Nov 15: Underway. (FU: Santos)
- 15) 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: As of 17 Nov 15: Underway. (FU: Santos) Pending VOR
- 16) 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 (can’t see); asphalt driveway (not started)
 COMMENTS: As of 17 Nov 15: Underway. (FU: Santos)
- 17) 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 17 Nov 15: Underway. (FU: Santos)

- 18) 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 17 Nov 15: Not started. (FU: McDonald) Pending VOR
- 19) 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: McDonald)
- 20) OWNER: ALGCC CONTRACTOR: Permitted 3 Oct 15
 LEGAL: STREET: 1 Country Club
 REQUEST: Panels for Pavilion patio doors; ADA-compliant ramp
 COMMENTS: (FU:)
- 21) OWNER: ALGCC CONTRACTOR: Cyn-Mar Permitted 3 Oct 15
 LEGAL: STREET: 1 Country Club
 REQUEST: Pool Repair (leaks, cracked tile, scuppers, etc.)
 COMMENTS: As of 17 Nov 15: Underway. (FU:)
- 22) 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:)
- 23) OWNER: ALGCC CONTRACTOR: R.C. Lang Permitted 5 Nov 15
 LEGAL: STREET: 1 Country Club
 REQUEST: Remove section of sidewalk (approx. 5 x 8) and tree root; replace w/stamped concrete
 COMMENTS: (FU:)
- 24) OWNER: Westbrook CONTRACTOR: Owner Permitted 5 Nov 15
 LEGAL: ALGCC; U2; B7; L13 STREET: 105 Midiron Dr
 REQUEST: Repl garage door (color: chocolate; manufacturer: Clopay)
 COMMENTS: As of 17 Nov 15: Can't tell. (FU:)
- 25) 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: COMPLETE.
- 26) OWNER: Marquez / Ramage CONTRACTOR: Re-Com Constr Approved 25 Aug 15
 LEGAL: DPW AV TH; U4; L31 STREET: 144 Crooked Stick
 REQUEST: Re-roof (repair, finish) 200 sq ft of plywood & roof; torchdown tan
 COMMENTS: COMPLETE
- 27) 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 17 Nov 15: Underway. 15: Not started. (FU: McDonald)

- 28) OWNER: Michaels/Harris CONTRACTOR: Pine Tree Permitted 15 Oct 15
 LEGAL: DPW; U2; L73 STREET: 187 Deer Park Dr
 REQUEST: Demo & Re-build deck
 COMMENTS: (FU: McDonald) Pending VOR.
- 29) 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 17 Nov 15: Not started. (FU: McDonald) Pending VOR
- 30) 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 17 Nov 15: Not started. (FU: McDonald)
- 31) 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 17 Nov 15: Underway. (FU: McDonald)
- 32) 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 17 Nov 15: Not started. (FU: McDonald)
- 33) OWNER: Barreras CONTRACTOR: KimCon (Pat Kimbrough) Permitted 18 Jun 15
 LEGAL: DPV; U8; L214 STREET: 177 Saddleback
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 17 Nov 15: Underway; work stopped by Village pending resolution of blueprints,
 re-bar, etc. CO upon completion (FU: McDonald)
- 34) OWNER: Stanford CONTRACTOR: Chavez; Elias Rue Permitted 5 Nov 15
 LEGAL: HM; U3; B12; L13A STREET: 152 Stable Rd
 REQUEST: Asphalt existing gravel drive; repair curb surrounding drive
 COMMENTS: As of 17 Nov 15: Not started. (FU:)
- 35) 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 17 Nov 15: Not started. Can't see. (FU: Santos)
- 36) 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 17 Nov 15: Almost complete; needs stucco. (FU: Santos)

- 37) 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 17 Nov 15: Underway. (FU: Santos)
- 38) OWNER: Stone (rep = Vadner) CONTRACTOR: Owner (??!) Permitted 5 Mar 15
 LEGAL: DPM; U6; L6A STREET: 112 Larkspur Loop
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 17 Nov 15: Underway. Almost done. CO upon completion (FU: Santos)
- 39) 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 17 Nov 15: Underway. (FU: Santos) Pending VOR
- 40) OWNER: Diebel CONTRACTOR: Sierra Blanca Ent. Permitted 5 Nov 15
 LEGAL: HM; U3; B5; L14 STREET: 230 El Camino
 REQUEST: Deck replacement & expansion
 COMMENTS: (FU:) Pending \$50 Payment, VOR
- 41) 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 17 Nov 15: COMPLETE but for debris removal.
- 42) 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 17 Nov 15: Not started. (FU: Santos)
- 43) OWNER: Helmke CONTRACTOR: Owner Permitted 15 Oct 15
 LEGAL: HM; U1; B2; L9 STREET: 118 Mira Monte
 REQUEST: Add 12x14 deck
 COMMENTS: COMPLETE. Pending \$50 Payment
- 44) 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 17 Nov 15: COMPLETE but for debris removal.

Capital Replacement Budget 2015-2016				
as of October 2015			Amount	Items Completed
	Budget	Items on Order	Paid to Date	Variance to Budget
Clubhouse Replacements				
Pavilion Door Replacement	\$ 90,000	\$ 47,426	\$ 52,024	
Alto Flat Roof Repair	\$ 90,000		\$ 58,612	\$ 31,388
Outlaw Septic and Grease trap	\$ 50,000		\$ 36,842	\$ 13,158
Outlaw Parking lot HDCP entrance	\$ 60,000		\$ 847	
Alto Outdoor Dining near front door	\$ 35,000			
Alto speaker system and AV equipment	\$ 40,000		\$ 38,804	\$ 1,196
Phone System	\$ 30,000			
Current Facilities Repairs	\$ 110,000	\$ 9,454	\$ 32,555	
Alto Parking Lot Sealing/Striping	\$ 25,000	\$ 9,500	\$ 9,500	
Recreation Area Replacements				
Pool Building Roof Replacement	\$ 12,000	\$ -	\$ -	\$ 12,000
Pool Replaster, Tile and Coping	\$ 40,000	\$ 22,000	\$ 16,107	
Golf Operations Replacement				
Golf Course Equipment	\$ 162,000	\$ -	\$ 154,942	\$ 7,058
Capital on G/C Equipment Loan	\$ 57,000	\$ 23,750	\$ 33,250	
Golf Cart Replacement	\$ 110,000	\$ -	\$ 136,528	\$ (26,528)
Cart Path Replacement	\$ 50,000		\$ 49,825	\$ 175
Track Man (FliteScope)	\$ 25,000	\$ -	\$ 13,345	\$ 11,655
Outlaw Putting Green	\$ 100,000		\$ 122,578	\$ (22,578)
Food and Beverage Department				
Alto Kitchen equipment	\$ 30,000		\$ 10,094	
Chaffing Dishes	\$ 10,000			
Outlaw Kitchen Equipment	\$ 20,000		\$ 575	
Grand Total	\$ 1,146,000			\$ 27,524