

Alto Lakes Special Zoning District

MINUTES – 17 December 2015

1. Call to order: 9:02am
2. Roll call: Meunier and Santos present; McMasters present via phone until his arrival; McDonald & Kranz absent
3. Pledge of Allegiance
4. Approval of Meeting Agenda: Meunier moved to approve, seconded by Santos
5. Approval of Meeting Minutes for 3 December Regular Meeting: Meunier moved to approve, seconded by Santos
6. **VARIANCE/PERMIT REQUESTS:**
 - A. Variance Hearing: None.
 - B. Zoning Permits:
 - 1) OWNER: Barron CONTRACTOR: Maheng Constr \$25
LEGAL: ALGCC; U4; B12; L49 STREET: 138 Ft Stanton
REQUEST: Re-roof (29 Gauge, Fabral dk brown)
MOTION: Meunier SECOND: Santos
 - 2) OWNER: Batte CONTRACTOR: Tower Constr (Alex Armendariz) Tabled
LEGAL: SB; U1; B1; L42 STREET: 158 Crown Ridge
REQUEST: Retaining wall by front parking/driveway – pave existing
MOTION: SECOND:
COMMENTS: (FU:) No Show
 - 3) OWNER: Gibson CONTRACTOR: Finecraft Building (Tom Beier) \$25
LEGAL: LS; U1; B2; L38 STREET: 504 High Mesa
REQUEST: Remove & replace front redwood deck ACC issued emergency permit for safety
MOTION: Santos SECOND: Meunier
COMMENTS: Pending VOR (FU:)
 - 4) OWNER: Boggs CONTRACTOR: Carver Constr (Rodney Carver) \$0
LEGAL: TH Site A; Lot 6 STREET: 115 Augusta Ct
REQUEST: Repair deck by placing new treated joist next to existing. Re-deck surface with composite
MOTION: Meunier SECOND: Santos
COMMENTS: No fee as deemed majorly repair work. (FU:)
 - 5) OWNER: Hiller CONTRACTOR: Maheng Constr \$619.20
LEGAL: DPW; U2; L41A&B STREET: 104 Stag Loop
REQUEST: NEW CONSTRUCTION (4692 sq ft)
MOTION: Santos SECOND: Meunier
COMMENTS: (FU:) Pending 911 Addressing; NMED Septic
 - C. Short-term Rental Permits: 2 approved managed by Hummingbird (mailed 5 Nov; just received)
 - 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 –
- 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.

C. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

ACC copies presented re new Enforcement Policy and proposed Policy & Operating Procedures. Commissioners discussion to see how we may both assist & benefit.

B. Public Comments:

Contractor Alphonso Herrera appeared before the Commission to present the work he proposes at 221 Midiron (to replace wood siding with cementitious siding, add rock accent along lower portion of exterior walls, paint the front and rear decks). Although the Commission cannot approve the work with neither having received the application nor having the proposed work posted, we will expect to hear the application at the 7 January 2016 meeting.

C. Commissioner Comments:

- 1) Meunier may be absent for one January meeting.
- 2) Meunier moved to approve; McMasters seconded suggestion proposed by Santos that ALSZD contract with a webmaster on a case by case basis to make web updates that are more significant than simple updates.

9. Informal Discussions: None.

A. Permit Fees:

- 1) Total of permit fees received: \$669.20
- 2) Additional fees received: None.

B. Bank account: As of 17 Dec 15 - \$38,724.92

C. Invoice Approvals: McMasters moved to approve payment of \$100 for Club room rental and \$11.00 to McDonald for purchase of cable adapter allowing Mac computers to use room's video capability.

10. Announcement of Upcoming Meetings:

Next Regular meeting: 7 January 2016 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM. Submission deadline for permit applications is 3:00pm 31 December 2015.

11. Adjournment: McMasters moved to adjourn at 10:30am; 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.

- 9) 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 14 Dec 15: Can't see – but evidence this is underway. (FU: Santos)
- 10) 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: COMPLETE
- 11) OWNER: Bowling CONTRACTOR: Beuchter Permitted 18 Jun 15
 LEGAL: ALGCC, U3, B12, L5 STREET: 323 High Mesa
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 15 Dec 15: Underway. (FU: Santos)
- 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: 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: COMPLETE
- 14) 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 15 Dec 15: Can't see – but appears not started.
- 15) 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: COMPLETE except for debris removal
- 16) 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 15 Dec 15: Underway. (FU: Santos)
- 17) OWNER: McClure CONTRACTOR: Pine Tree Constr (Chavez) Permitted 19 Nov 15
 LEGAL: LS; U1; B3; L40 STREET: 208 Lake Shore
 REQUEST: Deck repair to bring up to code
 COMMENTS: (FU:)
- 18) 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 15 Dec 15: Underway. (FU: Santos)

- 19) 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 15 Dec 15: Underway. (FU: Santos)
- 20) 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 Nov15: Not started – PROJECT ON HOLD. (FU: McDonald) Pending VOR
- 21) OWNER: Adkins CONTRACTOR: Permitted 18 Dec 14
LEGAL: ALGCC; U7; B17; L46A STREET: 130 Alto Drive
REQUEST: Asphalt driveway
COMMENTS: As of 15 Dec 15: Underway. (FU: McDonald)
- 22) OWNER: ALGCC CONTRACTOR: Permitted 3 Oct 15
LEGAL: STREET: 1 Country Club
REQUEST: Panels for Pavilion patio doors; ADA-compliant ramp
COMMENTS: COMPLETE
- 23) OWNER: ALGCC CONTRACTOR: Cyn-Mar Permitted 3 Oct 15
LEGAL: STREET: 1 Country Club
REQUEST: Pool Repair (leaks, cracked tile, scuppers, etc.)
COMMENTS: COMPLETE
- 24) 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: COMPLETE
- 25) 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: COMPLETE
- 26) OWNER: ALGCC CONTRACTOR: R.C. Long Constr Permitted 19 Nov 15
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.
COMMENTS: As of 15 Dec 15: Underway.
- 27) OWNER: ALGCC CONTRACTOR: R.C. Long Constr Permitted 19 Nov 15
LEGAL: STREET: 1 Country Club
REQUEST: Replace truss over ProShop entrance w/new cedar beams. Re-use gusset plates; paint.
COMMENTS: (FU:) Pending VOR
- 28) OWNER: ALGCC CONTRACTOR: Iron Seal Coating Permitted 19 Nov 15
LEGAL: STREET: 1 Country Club
REQUEST: Remove, replace, seal 40' x 40' section of asphalt in front of maintenance barn
COMMENTS: (FU:) Pending \$50 Payment

- 29) 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: COMPLETE
- 30) 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 15 Dec 15: Not started. (FU: McDonald)
- 31) 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: As of 15 Dec 15: Underway. (FU: McDonald)
- 32) 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 15 Dec 15: Not started. (FU: McDonald) Pending VOR
- 33) 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 15 Dec 15: Not started. (FU: McDonald)
- 34) OWNER: Payne CONTRACTOR: TBD Permitted 19 Nov 15
 LEGAL: DPW; U1; L32 STREET: 106 Bull Elk
 REQUEST: Remove & replace existing deck and deck roof
 COMMENTS: As of 15 Dec 15: Not started. (FU:) Pending \$25 Payment, VOR
- 35) 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 15 Dec 15: Underway. (FU: McDonald)
- 36) 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 15 Dec 15: Not started. (FU: McDonald)
- 37) OWNER: Barreras CONTRACTOR: KimCon (Pat Kimbrough) Permitted 18 Jun 15
 LEGAL: DPV; U8; L214 STREET: 177 Saddleback
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 15 Dec 15: Underway; work stopped by Village pending resolution of blueprints, re-
 bar, etc. Abandoned? No Port-A-Pot, no roll-away. CO upon completion (FU:
 McDonald)

- 38) 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 15 Dec 15: Underway. (FU:)
- 39) 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 15 Dec 15: Not started. Can't see. (FU: Santos)
- 40) OWNER: McIntosh-Trigg CONTRACTOR: McIntosh & Dutton Permitted 6 Aug 15
 LEGAL: ALGCC, U2, B6, L35 STREET: 103 Incredible Ln
 REQUEST: Re-build deck
 COMMENTS: COMPLETE
- 41) 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 15 Dec 15: Underway. (FU: Santos)
- 42) OWNER: Stone (rep = Vadner) CONTRACTOR: Owner (?!?) Permitted 5 Mar 15
 LEGAL: DPM; U6; L6A STREET: 112 Larkspur Loop
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 15 Dec 15: Underway. Almost done. CO upon completion (FU: Santos)
- 43) 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 15 Dec 15: Underway. (FU: Santos)
- 44) OWNER: Diebel CONTRACTOR: Sierra Blanca Ent. Permitted 5 Nov 15
 LEGAL: HM; U3; B5; L14 STREET: 230 El Camino
 REQUEST: Deck replacement & expansion
 COMMENTS: As of 15 Dec 15: Can't see. (FU:) Pending \$50 Payment, VOR
- 45) 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: COMPLETE
- 46) 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 15 Dec 15: Not started. (FU: Santos)
- 47) OWNER: Madera Trust CONTRACTOR: RG Quality Constr (Gonzales) Permitted 19 Nov 15
 LEGAL: HM; U1; B6; L4 STREET: 125 Twin Tree
 REQUEST: New 12 x 15 trex deck
 COMMENTS: As of 15 Dec 15: Underway. (FU:) Pending \$50 Payment

- 48) 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
- 49) OWNER: Meeks CONTRACTOR: Rudy Lopez Permitted 2 Jul 15
LEGAL: HM; U2; B8; L37 STREET: 153 Mira Monte Rd
REQUEST: Courtyard wall
COMMENTS: COMPLETE but for debris removal.