

Alto Lakes Special Zoning District

MINUTES – 7 January 2016

1. Call to order: 9:02am
2. Roll call: Kranz, McDonald, McMasters, Santos present
3. Pledge of Allegiance
4. Approval of Meeting Agenda: McMasters moved to approve, seconded by McDonald
5. Approval of Meeting Minutes for 17 December Regular Meeting: McMasters moved to approve, seconded by Santos
6. VARIANCE/PERMIT REQUESTS:
 - A. Variance Hearing: None.
 - B. Zoning Permits:
 - 1) 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 - Tabled
 - 2) OWNER: Hicks CONTRACTOR: Herrera \$
LEGAL: ALGCC; U5; B14; L25 STREET: 221 Midiron
REQUEST: Repl siding w/fibered cement board, color as existing. Stone accents around the base of house. Door & window trim (forest green). Paint all decking (color desert tan)
MOTION: McMasters SECOND: McDonald
COMMENTS: (FU:) Pending \$25 Payment
 - 3) OWNER: Work CONTRACTOR: MP Chavez \$25
LEGAL: DPM; U8; L1 STREET: 111 Blazing Star Trail
REQUEST: Slightly expand one portion of circular drive to accommodate passage of 2 cars; re-gravel. Repaint home, trim, courtyard wall same as existing.
MOTION: Kranz SECOND: McDonald
COMMENTS: (FU: Santos)
 - 4) OWNER: Madera Trust CONTRACTOR: RG Quality Constr (Gonzales) \$0
LEGAL: HM; U1; B6; L4 STREET: 125 Twin Tree
REQUEST: Additional deck supports, repair side steps; add (repair??) fence at top of property. No fee as amended 19 Nov 15 permit to build new 12 x 15 trex deck
MOTION: McMasters SECOND: Kranz
 - 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.
 - 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. Commissioner discussion to see how we may both assist & benefit.

B. Public Comments:

C. Commissioner Comments:

- 1) Per Eric Simonson (ACC Administrator) Owners Stillwell and Westmoreland on Mountain Oak are re-visiting moving the lot line between their properties on Mountain Oak to allow a garage to be built on the resulting larger lot. Commissioners will review the Lincoln County Subdivision Act to see if this request can be accommodated. (The Club's Board of Directors has approved the golf/social memberships to be swapped from one property to another despite different ownerships.)
- 2) Kranz will be absent for 21 January meeting; Santos may also be absent that day.

9. Informal Discussions: None.

10. Treasurer's Report.

A. Permit Fees:

- 1) Total of permit fees received: \$25 from Work (111 Blazing Star Trl); pending Hicks \$25 payment (221 Midiron)
- 2) Additional fees received: \$25 from owner Payne (106 Bull Elk); \$50 from Madera Trust for 19 Nov permit (125 Twin Tree)

B. Bank account: \$39,388.69

C. Invoice Approvals: Kranz moved to approve \$100 Club rental payment; seconded by McDonald.

11. Announcement of Upcoming Meetings:

Next Regular meeting: 21 January 2016 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM. Submission deadline for permit applications is 3:00pm 14 January 2016.

12. Adjournment: McMasters moved and Santos seconded adjournment at 9:52am.

/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: Hiller CONTRACTOR: Maheng Constr Permitted 17 Dec 15
LEGAL: DPW; U2; L41A&B STREET: 104 Stag Loop
REQUEST: NEW CONSTRUCTION
COMMENTS: (FU:) Pending 911 Addressing; NMED Septic
- 2) OWNER: Saldivar CONTRACTOR: Eric Taylor Permitted 19 Nov 15
LEGAL: SB; U2; B3; L7 STREET: 141 Sunset
REQUEST: Re-roof (Mueller metal; dark green); Repl deck in same footprint
COMMENTS: As of 14 Dec 15: Underway. (FU:)
- 3) 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: COMPLETE
- 4) OWNER: Bodin CONTRACTOR: Rocky Mtn Constr Permitted 5 Mar 15
LEGAL: SB, U1, B1, L81 STREET: 151 Crown Ridge
REQUEST: NEW CONSTRUCTION. Permit amended on 3 Dec to include courtyard enclosure & dog run.
COMMENTS: As of 5 Jan 16: Underway. (FU: Santos)
- 5) OWNER: Vance CONTRACTOR: Owner Permitted 19 Nov 15
LEGAL: SB; U1; B1; L16 STREET: 167 Crown Ridge
REQUEST: Replace decking, no change in footprint. Repaint home exterior
COMMENTS: As of 5 Jan 16: Underway. (FU:)
- 6) 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 5 Jan 16: Not started. (FU: Santos)
- 7) 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 14 Dec 15: Underway. (FU: Santos)
- 8) 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 14 Dec 15: Not started. (FU:)
- 9) 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 14 Dec 15: Can't see – but evidence this is underway. (FU: Santos)

- 10) 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)
- 11) OWNER: Bowling CONTRACTOR: Beuchter Permitted 18 Jun 15
 LEGAL: ALGCC, U3, B12, L5 STREET: 323 High Mesa
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 5 Jan 16: Underway. (FU: Santos)
- 12) OWNER: Gibson CONTRACTOR: Finecraft Building Permitted 17 Dec 15
 LEGAL: LS; U1; B2; L38 STREET: 504 High Mesa
 REQUEST: Remove & replace front redwood deck ACC issued emergency permit for safety
 COMMENTS: (FU:)
- 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 15 Dec 15: Can't see – but appears not started.
- 14) 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)
- 15) 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:)
- 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 15 Dec 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 6 Jan 16: 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 Nov15: Not started – PROJECT ON HOLD. (FU: McDonald) Pending VOR (email sent 22 Sep & 13 Oct)
- 19) 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)

- 20) 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 6 Jan 16: Underway.
- 21) 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: As of 7 Jan 16: Underway. (FU:) Pending VOR
- 22) 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: COMPLETE.
- 23) OWNER: Boggs CONTRACTOR: Carver Constr Permitted 17 Dec 15
 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
 COMMENTS: COMPLETE
- 24) 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 6 Jan 16: Not started. (FU: McDonald)
- 25) 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 6 Jan 16: Underway. (FU: McDonald)
- 26) 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 6 Jan 16: Not started. (FU: McDonald) Pending VOR
- 27) 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 6 Jan 16: Not started. (FU: McDonald)
- 28) 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 6 Jan 16: Not started. (FU:) Pending VOR
- 29) 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 6 Jan 16: Underway. (FU: McDonald)

- 30) 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 6 Jan 16: Not started. (FU: McDonald)
- 31) 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, rebar, etc. Abandoned? No Port-A-Pot, no roll-away. CO upon completion (FU: McDonald)
- 32) 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:)
- 33) 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 6 Jan 16: Not started. Can't see. (FU: Santos)
- 34) 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 6 Jan 16: Underway. (FU: Santos)
- 35) OWNER: Stone (rep = Vadner) CONTRACTOR: Owner (??!) Permitted 5 Mar 15
 LEGAL: DPM; U6; L6A STREET: 112 Larkspur Loop
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 6 Jan 16: Almost done. CO upon completion (FU: Santos)
- 36) 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 6 Jan 16: Underway. (FU: Santos)
- 37) 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:)
- 38) 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)
- 39) 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:)

- 40) 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
- 41) 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.