

Alto Lakes Special Zoning District

Meeting Notice for Regular Meeting

The Alto Lakes Special Zoning District Commission held a Regular meeting on Thursday, June 7, 2007 at 8:30am in the Stag Room at the Alto Lakes Golf and Country Club, 1 Mulligan Drive, Alto, NM.

Final Minutes

- 1) Call to order. The meeting was called to order at 8:30 am by Chairman Adamy.
- 2) Roll call. Present – Commissioners Doyle, Higgins, Adamy, and Duncan. Absent – Commissioner Baskin.
- 3) Pledge of allegiance
- 4) Approval of Meeting Agenda. Motion to approve, with permission to float, by Doyle, seconded by Higgins, approved unanimously.
- 5) Approval of Prior Meeting Minutes for Regular Meeting of May 17, 2007. Motion to approve by Doyle, seconded by Higgins, approved unanimously.
- 6) Zoning Agenda Part 1
 - a. Permits
 - i. Thomas: DPW, Unit 2, Lot 130, 108 Bobcat Trail. Repair/replace asphalt driveway. Motion to approve by Doyle, seconded by Higgins, approved unanimously.
 - ii. Rettig/Peralta: ALGCC, Unit 1, Block 4, Lot 7, 110 Mulligan Dr. Repair/replace wind damaged planter boxes and wood railing. Replace deck planks. Motion to approve by Doyle, seconded by Higgins, approved unanimously.
 - iii. Ditberner/Brilliante: ALGCC, Unit 5, Block 15, Lot 38, 121 Del Monte. Addition of 300 sq. ft. to current deck and repair supports to existing deck. Motion to approve, subject to revised plat showing setback lines submitted to the office of Advantage Services prior to start of construction. Motion by Higgins, seconded by Doyle, approved unanimously.
 - iv. Duncan/Chavez: ALGCC, Unit 6, Block 15, Lot 46, 151 Del Monte . Install drain in front of house. Motion to approve by Doyle, seconded by Higgins, approved unanimously. (Commissioner Duncan recused himself)
 - v. Randall: DPV, Unit 1, Lot 52, 313 Deer Valley Drive. 750 sq. ft. deck, courtyard and landscaping. Permit amended to include installation of underground rain catchment system. Motion to approve amended application, subject to revised plat showing setback lines submitted to the office of Advantage Services prior to start of construction. Motion by Higgins, seconded by Doyle, approved unanimously.
 - vi. Barker/Moebus: ALGCC, Unit 1, Block 3, Lot 8, 806 High Mesa Road. Install 1068 sq. feet of overhang above existing deck. Also repair/replace some support rails, replace patio door, repaint house. Motion to approve by Doyle, seconded by Higgins, approved unanimously.
 - vii. McMahan/Prewitt: HM, Unit 1, Block 1, Lot 23A, 146 Eagle Ridge Road. Build courtyard and dog run, install gutters, landscape for drainage problems. Motion to approve by Doyle, seconded by Higgins, approved unanimously.
 - viii. Marcum/Jessup: HM, Unit 3, Block 5, Lot 13, 231 El Camino. Extend deck 465 sq ft. Motion to approve by Doyle, seconded by Higgins, approved unanimously.
 - ix. Weddle/Fitts: ALGCC, Unit 3, Block 10, Lot 29, 113 Crown Ridge Road. Install 160 sq ft. of roof over existing deck. Also, request to remove upper deck due to safety issue. Motion to approve by Doyle, seconded by Higgins, approved unanimously.
 - x. Hill/ Ziascapes: LE, Unit 1, Block 2, Lot 13, 117 Buena Vista Drive. Landscaping. Motion to approve by Doyle, seconded by Higgins, approved unanimously.
 - xi. Weems: LE, Unit 13, Lot 10, 101 Paint Brush Court. Landscaping, to include French drain, curbing and courtyard. Motion to approve by Higgins, seconded by Doyle, approved unanimously.

- xii. Racz/ Maledon: SB, Unit 1, Block 2, Lot 8A, 242 Lakeshore Drive. Build a 388.5 sq. ft sunroom, sauna below existing open deck. Motion to approve by Higgins, seconded by Doyle, approved unanimously.
 - xiii. Blackshear/Pedroni: HM, Unit 2, Block 7, Lot 64A, 191 Eagle Ridge Road. Landscaping. Motion to approve by Doyle, seconded by Higgins, approved unanimously.
 - xiv. Ranton: LE, Unit 1, Block 2, Lot 7&8, 105 Buena Vista. Enclose portion of carport to create 372 sq. ft. room (no heat, no water). Postponed to future meeting at request of Ms. Ranton.
 - xv. Brooke/Maroon: HM, Unit 1, Block 2, Lot 27, 113 Miramonte. Repair/replace second level deck for safety reasons. Motion to approve by Doyle, seconded by Higgins, approved unanimously.
- b. Variance and Conditional Use Hearings
 - i. None Scheduled
- 7) Administrator's report and critique - A request has been received for copies of all permits issued by the District. Public Records Act access, cost to copy, and alternative access (web site) will be investigated and communicated to requestor.
- 8) Zoning Agenda Part 2
- a. Informal discussions
 - i. Deborah Ingle, LCSWA (10:20 am). Discussion of site plan for solid waste yard. Revised site plans were presented to Commission. General agreement that revised plans were acceptable and a permit application, with plat showing setback lines, should be filed for the meeting of June 21, 2007.
 - b. Discussion and possible action on pending and outstanding enforcement actions
 - i. 102 Ft. Stanton Drive. Removal of dead trees and ladder fuels. Inquiry letter sent on April 23, 2007. No response to date. A First Notice will be sent advising owner to either follow through with removal or appear before the District at a regular meeting to discuss.
 - ii. 112 Pinehurst Rd. Roof replaced without permit. Notice sent on January 8, 2007 advising owner of penalty assessment. No response to date. A second penalty notice will be sent and a copy filed with the office of the County Clerk.
 - c. Complaints
 - i. 505 Lakeshore Drive – a formal complaint will be filed with the ACC of the ALGCC. Notice will be sent to the property owner that a notice of violation and penalty due will be recorded with the County Clerk.
- 9) Commissioner Comments
- 10) Public Comment
- 11) Treasurer's Report
- a. Approval of invoices. Submitted for approval - \$200.00 for ALGCC May 2007 room rental, \$862.50 for Advantage Support Services for May 2007 expenses, and \$16.17 for printing. Motion to approve by Higgins, seconded by Duncan, approved unanimously. After discussion, a motion to approve payment of \$500.00 (plus accrued interest) to the ALGCC against outstanding loan, and payment of \$1000.00 to Frank Coppler (legal expense) against outstanding payable. Motion by Higgins, seconded by Duncan, approved unanimously.
 - b. Report on YTD Financials. Discussion highlighted some errors that need correction.
- 12) New Business
- a. Fred Hansen, ALGCC, Forest Health Committee and ALPOA (10:45 am): Presentation and discussion of proposed changes to the ALSZD ordinance related to forest health. Discussion of procedures for lot clean-up and participation by the District in the process prior to formal submission of ordinance violations to the District by the Forest Health Committee. Agreement on general support for the FHC procedures and having a District Ad Hoc representative work with the FHC. Commission requested that the FHC discuss the

proposed changes and procedures with the Club and ALPOA Boards and the ACC and see if there is a consensus on the approach.

13) Old Business

a. None Scheduled

14) Announcement of Next Meeting (June 21, 2007)

15) Adjournment. Motion to adjourn by Higgins, seconded by Doyle, approved unanimously. Meeting was adjourned at 1:35 PM.

/S/ Ron Duncan
Secretary