

Angel Fire Public Improvement District 2007-1

3465 Mountain View Blvd., Suite 14

PO Box 1046, Angel Fire, NM 87710

575-377-3483

PID Board Meeting Minutes

January 8, 2015 at 2:00 pm at the PID Board Room

- A. Call to Order - Chairman Pro Tem Chuck Verry called the meeting to order at 2:00 pm.
- B. Pledge of Allegiance - Chairman Pro Tem Verry called for the Pledge of Allegiance.
- C. Roll Call - Present were Director Chuck Verry (Chairman Pro Tem), Director Don Borgeson, and Chairman Jim LeBus (by phone). A quorum was present with Chairman Pro Tem Verry's vote. Vice Chairman Dan Rakes and Director Alan Young were absent. Also present were Sally Sollars, District Administrator and Nann Winter, General Counsel (by phone).
- D. Approval of Agenda – Chairman LeBus moved to approve the agenda as written. Director Borgeson seconded. The motion carried 3-0.
- E. Approve December 11, 2014 Minutes - Director Borgeson moved to approve the December 11, 2014 minutes. Chairman LeBus seconded. The motion carried 3-0.
- F. Requests and Responses from the Audience (Limit to 3 minutes) – None.
- G. Announcements and Proclamations – None.
- H. Enter into Executive Session - At 2:01 pm Chairman Pro Tem Verry announced that we would have a closed Executive Session Meeting and that no decisions would be made and only items on the agenda would be discussed. Director Borgeson moved to enter into Executive Session. Chairman LeBus seconded. Roll call vote: Chairman LeBus; aye, Chairman Pro Tem Verry; aye, Director Borgeson; aye. The motion carried 3-0.

Chairman Pro Tem Verry returned to the Board Meeting at 2:17 pm by stating "No decisions were made during the Executive Session and the only items discussed were on the agenda".

Let the record show that pursuant to NMSA 1978, Section 10-15-1 (H-8) on January 8, 2015 at 2:01 pm at the PID Board Meeting Room the PID Board held a closed meeting to discuss the proposed Glaser settlement. Let the minutes reflect that the matters discussed in the closed meeting were limited only to those specified in the notice of the separate closed meeting.

- I. Business
 - 1. Consider and Approve AFPID vs. Glaser Settlement Proposal – Director Borgeson moved to approve the Glaser Settlement Proposal. Chairman LeBus seconded. Chairman Pro Tem Verry asked that there be a time limit for the collection of signatures. Ms. Winter said that she would draft a letter so stating. The motion carried 3-0.

2. Consider and Approve Amendment to the Development Agreement – Director Borgeson moved to approve the amendment to the Development Agreement. Chairman LeBus seconded. The motion carried 3-0.

J. Consent Agenda – Director Borgeson moved to approve the consent agenda. Chairman LeBus seconded. The motion carried 3-0.

1. Stelzner, Winter, et al; Inv. #7538 - \$2,755.79
2. White + Samaniego + Campbell, LLC ; Invoice #7431 -\$1,521.71
3. New Mexico Finance Authority; February Debt Service - \$22,658.68
4. Cincinnati Insurance; Invoice dated 12/18/14 - \$25.00
5. Kit Carson Electric; None
6. Angel Fire Computer Guy; Invoice 1304 - \$330.00
7. Sally Sollars; Invoice #55 - \$5,221.46
8. Village of Angel Fire; 1/1/15 Water Fees - \$306.05
9. Colfax County Clerk; Release Filing Fees - \$125.00
10. BMWs; January Rent - \$380.00
11. CenturyLink; Invoice dated 12/25/14 - \$216.06
12. AT&T; Invoice 12/1/14 - \$44.21
13. Sangre de Cristo Chronicle; Invoice dated 12/28/14 - \$50.90
14. Petty Cash Report; Balance \$98.28

K. Reports

1. Administrative Report – Ms. Sollars reported that the effort to get estimates for the wire to be pulled in Country Club 1 & 2 is at a standstill. Kit Carson has not supplied the information. Also due are the actual cost invoices for the work done in Village North and confirmation that all of the Village North work is complete. She will continue to request the information.

The second year Wetland Mitigation Report is drafted and ready to submit to the Army Corps of Engineers. Three of the five criterion have been met including mitigation acreage, the presence of hydrophytes and hydric soil indicators. Of the two yet to be achieved, vegetative coverage is at 65% with 70% as goal and two of three transits show shallow ground water levels. It is expected that the goals will be met by the end of the third season.

Ms. Winter is requesting that the state Tax and Rev attorney, Kathleen Carlow, issue in writing her decision that the District is property tax exempt for the District owned properties.

Village of Angel Fire attorney, Joe Canepa, has agreed to present an amendment to the Development Agreement that will preserve the District's right to other remedies to delinquencies beyond foreclosure. The amendment and Village resolution have been drafted and will be presented to the Village Council for final approval.

The fiscal year 2014 audit has been approved and is ready to release. The November collections were \$76,210, which is \$17K more than received one year ago. There has been \$40K more received in prepayments, bringing the fiscal year total to about \$140K. There are five lien releases waiting for final record that the County accounts are paid in full. The friendly letter list is being prepared for the 2013 delinquencies and should go out at the end of the month.

The website development has taken a majority of Ms. Sollars time in the last month. If she is able to get the remaining documents uploaded as planned, the Board will receive a link to view the site in the next couple of weeks. In the process of uploading important and clean documents, Ms. Sollars is doing a broader document audit checking that the documents are in hard copy and also electronic format. Also this month, Ms. Sollars will be doing the 1099s, financials, and second quarterly report.

There is a new DFA Analyst assigned to the District, Tom Dixon. Ms. Sollars does not yet know if Mr. Dixon is an interim analyst or if he will be permanently assigned to the District. If so, Ms. Sollars will travel to Santa Fe to introduce the District and herself.

2. Treasurer's Report – Director Verry (Chairman Pro Tem) asked if all had received the Treasurer's Report and if there were any questions. There were none.
- L. Adjournment – Chairman Pro Tem Verry adjourned the meeting at 2:30 pm.

Next Regular PID Board Meeting will be February 12, 2015



James LeBus, Chairman

ATTEST: 

Sally Sollars, District Administrator