

PID Board Meeting Minutes
January 11, 2012 at 1:30 pm at the Village Hall Meeting Room

- A. Call to Order - Chairman Jim LeBus called the meeting to order at 1:30 pm.
- B. Pledge of Allegiance - Chairman LeBus called for the Pledge of Allegiance.
- C. Roll Call - Present were Chairman LeBus, Director Steve Oliver, Director Chuck Verry and Director Alan Young (by phone). A quorum was present. Also present were Sally Sollars, District Administrator, Carl Abrams, HDR (by phone), Nann Winter, General Counsel (by phone), Marshall Vickers, AUI (by phone), and Howard Stone, BHI.
- D. Approval of Agenda— Director Verry moved to approve the agenda. Director Oliver seconded. The motion carried 3-0.
- E. Approve January 2, 2012 Minutes – Director Verry moved to approve the January 2, 2012 minutes. Director Oliver seconded. The motion carried 3-0.
- F. Requests and Responses from the Audience (Limit to 3 minutes) – None.
- G. Announcements and Proclamations – None.
- H. Business

- 1. New Business

- a. Presentation of Howard Stone, BHI, on Method for Determining Correct Utility Stubout Locations – Mr. Stone reported that when BHI designed the utility stubout locations, it was provided with digital files from HDR. These files indicated that they were for informational purposes only and that plats would be provided. BHI surveyed the boundary of the subdivisions and the point of curvature on the roads. It used that survey information and overlaid the digital drawings, which fit pretty well.

BHI was not aware that anything was off until a building permit was issued and the builder discovered that there were no utility stubouts in front of the property. Once that was discovered, BHI put the plat information into the system and saw the errors. The variations were from 0-65 feet.

From there, BHI and AUI went to the field and picked up utility information and 87 property corners with the assistance of local surveyor, Carl Nelson. Of those, 82 corners from the paper survey were less than five feet from the field survey, 3 corners were less than ten feet, and 2 corners were less than sixteen feet. Mr. Stone said that he felt confident with that information and BHI will be designing the remedial work based on this study.

Mr. Stone showed graphically two areas to demonstrate. The graphs showed the original design with an overlay of the new information. From this, it can be determined which stubouts will require adjustment. The exact method to do these adjustments is still being developed.

In response to a question from Director Verry, Mr. Stone confirmed that the cost of the remedial work is the responsibility of the design/build team BHI/AUI. There will be no cost to the property owner or the Village. If there is an owner that wishes to start building, according to the MOU, AUI will make that lot a priority to provide the adjustments.

At this point, Chairman LeBus suspended New Business items b, c, and d to after Executive Session due to a time constraint for Ms. Winter and Mr. Abrams, who was to present these items was not available at that moment.

- I. Enter into Executive Session - At 2:00 pm Chairman LeBus announced that we will have a closed Executive Session Meeting. Director Oliver moved to enter into Executive Session. Director Verry seconded. The motion carried 3-0.

Chairman LeBus returned to the Board Meeting at 2:36 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) and (J) the PID Board held a closed meeting on January 11, 2012 at 2:00 pm at the Village Hall Meeting room to status of current legal issues. 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.

- H. 1. New Business resumed.
 - b. Discuss Back Basin Water Pressure Tank – Mr. Abrams reported that this is the water booster station in Chalet, Unit 4 on Back Basin Road. It provides the water to the cul-du-sacs, but does not provide fire pressure. The station froze sometime in the last month. The station has two electric heaters. It is not known if there was a power outage or if the heaters were inadequate. There are no homes serviced from that station at this time. Mr. Vickers stated that he did not consider this a warranty issue because the station had been correctly designed. He felt that this was a maintenance issue. The problem will be evaluated in the spring.
 - c. Discuss Frozen Water Service Line at Lot 1, Chalets 2G – Mr. Abrams reported this is an existing Village water system. The new road constructed in that area was widened and the grade was also changed, which caused this existing line to be exposed. AUI constructed a new service, but the new line is not yet in service. The Village did not want to have water in the new storage tank over the winter because there would not be enough flow to keep it from freezing. There were no recommendations of how to fix the problem during winter.
 - d. Discuss Energizing San Juan Lift Station – Mr. Abrams reported that the PID contracted and paid Kit Carson to install wire in the new conduits. Half of San Juan has been energized. To be fully functional, the electrician for AUI

needs to tie into the meter to make the lift operational. There are no homes on the system.

J. Consent Agenda – Director Verry moved to approve the consent agenda. Director Oliver seconded. The motion carried 3-0.

1. HDR Engineering, Inc.; December Invoice - \$33,489.93
2. Kamm & McConnell; Invoice #32575 - \$113.33
3. Stelzner, Winter, etal – General Counsel; Invoice #3209 - \$1,412.40
4. Stelzner, Winter, etal – Litigation Counsel; Invoice #3210 - \$42.80
5. Sheehan & Sheehan; Invoice #34097 - \$89.88
6. Gerald White; Invoice #27, #1, #2 - \$7,853.73
7. Sally Sollars; Invoice #18/19 - \$7,844.28
8. Uvaldo Mondragon; Invoice #3420 - \$644.25
9. CenturyLink; 12/25/11 Invoice - \$166.51
10. Village of Angel Fire; Conf. Call Expense (November 2011) – \$103.48
11. BMWs; Invoice #08-0008-33 - \$330.00
12. Sangre de Cristo Chronicle; Invoice #172 - \$5.37
13. Colfax County Clerk - \$25.00
14. Petty Cash Report; Balance \$28.22

K. Reports

1. Project Manager Report – Mr. Abrams reported that AUI has indicated that they will resume construction on June 1st. It is anticipated that Reiman Corp will also resume work about the same time for completion of the El Vado Way bridge and utilities.

PID, HDR, AUI, and BHI representatives met on January 3rd to discuss the utility service location misplacements. There the parties came to an agreement of process on how to resolve the matter. AUI and the PID signed a Memorandum of Understanding, with AUI agreeing to not charge the PID for this work. With this remedial work and the completing of Chalets 2G it is expected that AUI will complete the project within two months. AUI will be providing an extended warranty for the remedial work done this summer.

There are still outstanding issues being negotiated concerning additional costs for the 2011 construction season. Both parties presented their positions at the January 3rd meeting. This will require ongoing meetings and negotiation.

2. Administrator Report – Ms. Sollars reported that she has been working on the budget and multiple cash flows this month. She has completed the 2011 1099s. The adjustments to the books per audit have been accomplished and she reported the books are in good shape.

Ms. Sollars also reported that she has been working on finding a candidate to replace Director Verry's position once his term expires in May. Director Oliver's term is also expiring in May, but he has indicated that he would be willing to serve

another term. She is concerned that the new Director have a financial background and has an appointment with a possible candidate next week. Chairman LeBus commented that the Village Council is the body that will appoint replacements. Ms. Sollars agreed, but suggested that the Board recommend to the Council likely persons.

Ms. Sollars also reported that the PID had paid six months of the rental expense at a 50% discount for the HDR office. Since then AUI has agreed to continue paying for the space. However, AUI also paid the six months of rent. Director Verry suggested that Ms. Sollars approach the building management about applying the overpayment as a credit toward the PID office rent expense.

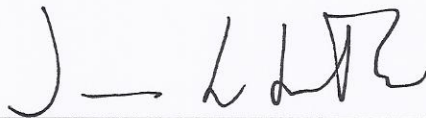
3. Committee Reports

- a. Construction Committee – None.
- b. Finance Committee – None.
- c. Sales Committee – None.

4. Treasurer Report– Director Verry asked if the Board Members had received the report and if there were any questions. There were none.

- L. Adjournment – Chairman LeBus announced the meeting adjourned at 3:00 pm.

Next Regular PID Board Meeting will be February 8, 2012



James LeBus, Chairman

ATTEST: 
Sally Sollars, District Administrator