

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

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

- A. Call to Order- Chairman Alan Young called the meeting to order at 2:00 pm.
- B. Pledge of Allegiance – Chairman Young called for the Pledge of Allegiance.
- C. Roll Call - Present were Chairman Alan Young, Director Don Borgeson, and Director Carl Abrams. Vice Chairman Dan Rakes and Director Chuck Verry were absent. Also present was Sally Sollars, District Administrator and Nann Winter, General Counsel. A quorum was present.
- D. Approval of Agenda - Director Borgeson moved to approve the agenda as written. Director Abrams seconded. The motion carried 3-0.
- E. Approval September 10, 2015 Minutes - Director Borgeson moved to approve the September 10, 2015 minutes as written. Director Abrams seconded. The motion carried 3-0.
- F. Requests and Responses from the Audience (Limit to 3 minutes) – None.
- G. Announcements and Proclamations – Ms. Sollars reminded the Board that the on-site audit will be on Monday, October 12 through Wednesday, October 14. Director Borgeson has volunteered to be present at the entrance and exit conferences.
- H. Business
 - 1. Consider and Approve Resolution 2015-13 Transfer from General Fund to Debt Service Fund – Director Borgeson moved to approve Resolution 2015-13. Director Abrams seconded. This resolution satisfies the new DFA requirement when transferring monies between funds. The motion carried 3-0.
 - 2. Consider and Approve Resolution 2015-14 Approval to Move Accounts to International Bank – Director Borgeson moved to approve Resolution 2015-14. Director Abrams seconded. Ms. Winter explained that, preferably the Treasurer, but all the Board members would have authority on all the accounts. Ms. Sollars has only authority to use the debit card issued on the Debit Card Account, which is limited to a \$500 balance. The motion carried 3-0.
- I. Consent Agenda – Director Borgeson moved to approve the Consent Agenda. Director Abrams seconded. The motion carried 3-0.
 - 1. Stelzner, Winter, et al; Invoice #8531 - \$816.51
 - 2. Kit Carson Electric - None
 - 3. NMFA Debt Service; Invoice dated 10/2/15 - \$1,056,705.57
 - 4. Village of Angel Fire; Invoices dated 10/1/15 - \$363.72
 - 5. Sally Sollars; Invoice #64 - \$5,237.66
 - 6. CenturyLink; Invoice dated 9/25/15 - \$223.68
 - 7. BMWS; Invoice #08-0008 78 - \$380.00

8. AT&T; Invoice dated 9/1/15 - \$20.88
9. Petty Cash Report; Balance \$59.04

J. Reports

1. Administrative Report – Ms. Sollars recalled that in the process of getting the actual cost invoices for the work done last year in Angel Fire Village North the District received an extra invoice for rental equipment. The estimated invoices state that equipment rental was not included in the estimated total. However, the invoice charges were for 4 months rental expense at varying amounts that totaled over \$31K. Backup documentation was requested, but only one of four invoices was received with an explanation that the equipment could not be rented for less than a month and that the District was responsible for the whole bill regardless of the days spent on District work. Ms. Sollars has requested the other invoices and further elaboration. She asked how many days this equipment was used for District work, if the equipment was used for any other work during those months, and why was there varying charges. There has been no response. Village West wiring is cued up to be done next, but won't be initiated until this has been cleared up. Ms. Sollars will begin the process of gathering the actual cost invoices for the work done this year.

John Pittenger of Blue Earth Ecological Consultants was here on September 14th to pull the monitoring tubes from the wetland mitigation area. He has not yet conducted the formal analysis, but he said that he believes that the requirements of the USACE 404 Permit have been satisfied this year. After his results are in a letter will be sent to the USACE requesting release from the permit.

Ms. Sollars recalled that at the last Board meeting the Property Tax Division (PTD) of NM Tax & Rev refusal to put any delinquent District properties on its tax sale list was discussed. The Cesario Quintana at PTD said that he understood that the state did not have statutory authority to deal with District properties based upon their then lawyer's opinion. Since then the District amended the Development Agreement with the Village of Angel Fire to expand remedies for delinquencies. Ms. Winter has been trying to contact the current PTD lawyer, Julia Belles, to discuss the matter. Ms. Sollars has emailed Mr. Quintana recommending a meeting after the lawyers have had their discussion. There has been no response from Mr. Quintana or Ms. Belles.

August collections were \$18,019, which is \$8K less than what was projected. There will not be significant collections until December. The State Auditor's report was issued this month and listed the Angel Fire Public Improvement District as having a "clean bill of health" with no findings. One prepayment of \$38K was received this month and another is expected soon for \$27K. The annual large debt service payment is due November 1st.


The unaudited delinquency rate for 2014 is 24.49%. There is a 20% contingency in the budget. Last year the rate started at 23.53%, but has reduced to 20.64% in the last 12 months.

The website was down briefly this week. Kevin Robnett, the District's tech support guy, determined that the Blue Host server was down and that the problem was not with the District's database. However, Mr. Robnett taught Ms. Sollars what to do if the problem had been with the District's database. In the last 30 days there have been 3,300 visitors. The website is frequented by robot machines and the site was hacked (and repaired) last month. However, Director Borgeson said that he thought that the real estate folks are now using the website more, also.

Overdue Angel Fire Resort membership invoices for the District owned properties were received this month. The total stands at \$42,144 for five of the six properties.

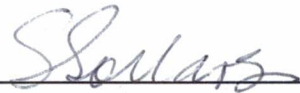
2. Treasurer's Report – Ms. Sollars asked if anyone had any questions about the Treasurer's Report. There were none.
- L. Adjournment – Chairman Young adjourned the meeting at 2:40 pm.

Next Regular PID Board Meeting will be November 12, 2015



Don Borgeson, Chairman Pro Tem

ATTEST:



Sally Sollars, District Administrator