

Public Notice

PID Board Meeting Minutes

November 9, 2011 at 1:30 pm at the Village Hall Meeting Room

- A. Call to Order – Vice Chairman Dan Rakes called the meeting to order at 1:30 pm.
- B. Pledge of Allegiance – Vice Chairman Rakes called for the Pledge of Allegiance.
- C. Roll Call - Present were Chairman LeBus (by phone), Vice Chairman Dan Rakes, Director Chuck Verry (by phone), Director Steve Oliver and Director Alan Young (by phone). A quorum was present. Also present were, Sally Sollars, District Administrator, Carl Abrams, HDR, and Nann Winter, General Counsel (by phone).
- D. Approval of Agenda – Director Oliver moved to approve the agenda. Director Young seconded. The motion carried 4-0.
- E. Enter into Executive Session - At 1:31 pm Vice Chairman Rakes announced that we will have a closed Executive Session Meeting. Chairman LeBus moved to enter into Executive Session. Director Oliver seconded. The motion carried 4-0.

Vice Chairman Rakes 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) and (J) the PID Board held a closed meeting on November 9, 2011 at 1:31 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.

- F. Approve October 26, 2011 Minutes - Director Verry moved to approve the October 26, 2011 minutes. Director Oliver seconded. The motion carried 4-0.
- G. Requests and Responses from the Audience (Limit to 3 minutes) – Mike Tavelli of 33 San Mateo took the floor. Mr. Tavelli stated that he lost about eight feet of his paved driveway because he was informed that his driveway was in the road right of way (ROW). He requested verification of the ROW limits. Director Oliver responded that the PID road surface is not centered in the ROW, but was shifted to the north to try to preserve the Ridgestone Condo driveways to the extent feasible. Mr. Tavelli stated that the loss of the driveway was actually due to the new 24 inch culvert that was installed. Mr. Tavelli felt that the original culvert was functioning properly. Director Oliver reported that the Village reported that a portion of the existing culvert had collapsed and needed to be replaced. Director Oliver asked to meet with Mr. Tavelli after the meeting to discuss the issue further.
- H. Announcements and Proclamations – Sally Sollars announced that she would be out of the office from November 10 to November 20.
- I. Business

1. New Business

- a. Consider and Approve Patrick Burke Assessment Adjustment – Director Oliver recommended that Mr. Burke speak with the PID General Counsel and moved to table this item. Director Young seconded. The motion carried 4-0.
 - b. Consider and Approve Amendment to Gerald White Contract – Chairman LeBus moved to approve extending Mr. White's contract to October 31, 2011. Director Oliver seconded. The motion carried 4-0.
 - c. Consider and Approve HDR Contract Amendment Extending Time – Director Oliver moved to approve extending time on the HDR Contract until further resolution of schedule with the design-build contractor. Director Young seconded. Carl Abrams reported that with the sudden AUI suspension of work for the rest of the year, HDR needs to modify their proposed amendment to reflect a revised AUI work schedule, so Amendment 4 was not submitted to the Construction Committee. The motion was denied 4-0 due to amendment not being available at this time. HDR intends to submit Amendment 4 in December.
 - d. Change Order #32 – Project Management October 21, 2011 – Carl Abrams reported that per contract with AUI, AUI is responsible for Program Manager fees beyond the contract end date (currently September 30, 2011). Therefore, this change order is a deduction in the amount of the HDR October 2011 invoice. Director Young moved to approve Change Order #32. Director Oliver seconded. The motion carried 4-0.
 - e. Change Order #33 - Dry Utility Extensions Inside PID Boundary – Carl Abrams reported this Change Order is based upon an equivalent cost per foot rate based upon AUI's Schedule of Values. This is a good faith effort to pay what the PID feels is reasonable and due. Director Oliver moved to approve Change Order #33. Chairman LeBus seconded. The motion carried 4-0.
 - f. Change Order #34 – Dry Utility Extensions Outside PID Boundary – Carl Abrams reported that this Change Order based on line item bid price for extending outside the PID boundary for electrical trenching plus reasonable additional cost for bedding material for adding communication utility in common trench. This is a good faith effort to pay what the PID feels is reasonable and due. Director Oliver moved to approve Change Order #34. Chairman LeBus seconded. The motion carried 4-0.
- J. Consent Agenda – Director Oliver moved to approve the Consent Agenda with the exception of item #2. AUI did not submit a payment application this month. Chairman LeBus seconded. The motion carried 4-0.
1. HDR Engineering, Inc.; Invoice #00334593-H
 2. Line of Sight Surveying; Invoices #11109/11113 - \$4,431.80
 3. Kamm & McConnell; Invoice #32420/32449 - \$709.24
 4. Stelzner, Winter, etal – General Counsel; Invoice #3013 - \$299.60
 5. Stelzner, Winter, etal – Litigation Counsel; Invoice #3023 - \$10,459.05
 6. David Taussig & Associates; Invoice #1109104 - \$3,779.66
 7. Sally Sollars; Invoice #17 (10/8 – 11/4/11) - \$5,273.84
 8. Sangre de Cristo Chronicle; Invoice #193 - \$123.64

9. CenturyLink; 10/25/11 Invoice - \$166.87
10. Village of Angel Fire; Conf. Call Expense (September 2011) - \$22.18
11. BMWs; Invoice #08-0008-31 - \$330.00
12. Colfax County Clerk; Lott and Leggott Releases - \$100.00
13. Gerald White; Reimburse Travel Expenses 10/27/11 - \$248.92
14. Steve Oliver; Reimburse Travel Expenses 10/14/11 - \$90.51
15. Petty Cash Report; Balance \$47.10

K. Reports

1. Project Manager Report – Carl Abrams reported that as of November 8, 2011, AUI announced that they were suspending work for the winter. Country Club Unit 1A, Chalets Unit 1A – Caballo Lane, and Country Club Unit 1B Water Storage Tank have been completed, including Punch List items and As-Builts. Country Club 1&2 and AF West Village have been completed with the exception of As-Builts and the outstanding utility service location issue. AF Village North, Country Club Unit 1B and Chalets Unit 4 have outstanding Punch List items and As-Builts pending. Chalets Unit 2G is the only subdivision still under construction by AUI. AUI estimates that there are about two weeks of work remaining, involving hauling & placing base course and repairing a waterline leak.

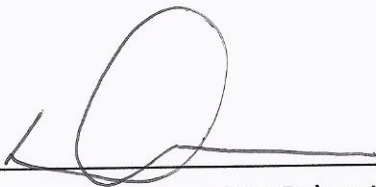
Construction is ongoing at Chalets 1A – El Vado Place by Reiman Corporation. Currently the piles and back walls have been installed and the bridge has been set. HDR provided comments to Reiman involving the current installation. The PID is responsible for supplying utility materials to H Excavation: dry utility conduit and one fire hydrant left over from the remainder of the PID Project has been provided to H-Excavation, while waterline, valves, fittings and joint restraint remains to be purchased.

Director Oliver reported that the Village inquired regarding the status of electrical to be installed at Lot 1277 Torrey Pines for a house under construction by John Sutton. The PID ordered and paid for Kit Carson to proceed some time ago; however, subsequent to the request the issue of the utility stubout locations arose. Mr. Abrams has attempted to meet with Kit Carson representatives on site to determine if Kit Carson will accept the stubout locations between San Mateo and Lot 1277 so that wire can be pulled. Otherwise, the service locations would have to be relocated prior to Kit Carson pulling wire for the lot. Mr. Abrams and Director Oliver will continue to schedule a site visit with Kit Carson.

Mr. Abrams reported that AUI and HDR met with the Army Corp of Engineers (USACE) in Albuquerque and also on site. The USACE indicated that the golf course WMA is too deep for the permitted intended function. Likewise the Elk Greenbelt WMA appears to be too high in elevation to function as the permit requires. It was agreed that the areas will be observed next spring after runoff to see the status. AUI was provided written notice that if either WMA requires additional modification, it will be within their warranty period.

2. Administrator Report – Sally Sollars reported that over the last month she prepared and submitted the first Quarterly Report to DFA prepared by the PID office. The draft audit should be ready to view within the next two weeks prior to submission to the State Auditor's Office. Ms. Sollars also reported that the office was receiving an increased number of phone calls since the 2011 tax bills were mailed. Over the next month, she will be working on the 2010 delinquency records in preparation for the "friendly letters" to go out and referring the next round of cases to Foreclosure Counsel. Lastly, Ms. Sollars reminded the Board that two members will have served their terms in May of 2012. She asked the Board to consider who they wish to serve as replacements.
3. Committee Reports
 - a. Construction Committee – Director Oliver reported that the Construction Committee met yesterday. Directors Young and Oliver will be attending a meeting in Albuquerque with AUI/BHI and HDR on Tuesday, November 15th to listen to AUI's responses to PID concerns associated with utility stubout locations.
 - b. Finance Committee – Nothing to report.
 - c. Sales Committee – Nothing to report.
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 – Vice Chairman Rakes announced the meeting adjourned at 2:56 pm.

Next Regular PID Board Meeting will be December 14, 2011



Dan Rakes, Vice Chairman

ATTEST: _____
Sally Sollars, District Administrator