

**PID Board Meeting Minutes**  
**November 10, 2010 at 1:30 pm at the Village Hall Meeting Room**

- A. Call to Order – Chairman Jim LeBus called the meeting to order at 1:31 pm.
- B. Pledge of Allegiance – Chairman LeBus called for the Pledge of Allegiance.
- C. Roll Call - Present were, Chairman Jim LeBus, Director Chuck Verry, and Director Steve Oliver. Also, Alan Young was present by telephone. We have a quorum. Also present were Gerald White, Project Director, Sally Sollars, District Administrator, Nann Winter, General Counsel (by telephone), Terry Kamm, Foreclosure Counsel (by telephone) Carl Abrams, HDR, and Marshall Vickers, AUI. Village Administrator Larry Leahy joined the meeting for the Project Director Report.
- D. Approval of Agenda - Director Verry moved to approve the agenda and Director Oliver seconded. The motion carried 3-0.
- E. Approve Minutes – Director Verry moved to approve the October 13, 2010 Board Meeting minutes. Director Oliver seconded. The motion carried 3-0.
- F. Requests and Responses from the Audience – Mr. Ron Glaser asked if the trenching in his area would be finished so that the road will be clear for snowplowing this winter allowing him access into his home. He also expressed the same concern on behalf of Mr. Keith Hillegonds. Marshall Vickers of AUI assured access to their properties. Carl Abrams added that there may only be one direction to gain access, but that providing access was a priority.
- G. Announcements and Proclamations – Gerald White announced that he would be leaving for the winter next week after the Village Council meeting. He will be available through telephone/email. Sally Sollars announced that she would be out of the office from Friday, November 19<sup>th</sup> until Monday, November 29<sup>th</sup>. The office will be closed.
- H. Consent Agenda - Director Verry moved to approve the Consent Agenda items 1-16. Director Oliver seconded. The motion carried 3-0.
  - 1. HDR Engineering, Inc.; Invoice #00241477-H - \$61,613.13
  - 2. AUI, Inc. Phase IIB; 9/26 – 10/25/10 - \$820,539.42
  - 3. AUI, Inc. Phase IIB; 9/26 – 10/25/10 – Dry Utilities - \$305,747.05
  - 4. Kit Carson Electric; Invoice #(s) 64621, 64618 - \$9,737.00
  - 5. New Mexico Finance Authority; Interest due by 12/1/10 - \$690.49
  - 6. Kamm & McConnell, LLC – foreclosure counsel; Invoice #31427 – \$736.67
  - 7. David Taussig & Associates – Invoice 1090110 - \$3,763.08
  - 8. White + Samaniego + Campbell, LLP; Invoice #1200 - \$1,472.70
  - 9. Angel Fire Resort; Rodey, Dickerson, et al Reimbursement – \$120.38
  - 10. Gerald White; Invoice #15 - \$9,239.41
  - 11. Sally Sollars; Invoice #5 (10/9/10-11/5/10) - \$4,314.30

12. United Management Services, Inc.; Nov 15 to Dec 14 Rent - \$330.00
  13. Qwest; Account No. 575-377-3483-459B; 10/25/10 Invoice - \$218.96
  14. Sangre de Cristo Chronicle; Invoice #244 - \$77.57
  15. Village of Angel Fire; Conf. Call Expense (September) - \$79.10
  16. Petty Cash Report; Balance \$125.67
- I. Enter into Executive Session - At 1:36 pm Chairman LeBus announced that we will have a closed Executive Session Meeting. Director Verry moved to enter into Executive Session. Director Oliver seconded. The motion carried 3-0.

Chairman LeBus returned to the Board Meeting at 2:07 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 10, 2010 at 1:36 pm at the Village Hall Meeting room to discuss the 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.

J. Business

1. New

- a. Establish PID Position relative to Allowing Individual Litigants in the Glaser Lawsuit to Withdraw from the Suit. – Director Verry moved to defer this agenda item pending further information from the litigants. Director Oliver seconded. The motion carried 3-0.
- b. Consider and Approve Adding Checking to FNB of NM Accounts – Director Verry moved to add checking account status to each of the individual accounts at the First Interstate Bank of New Mexico for the purpose of keeping track of the accounting method that we are using so there is more transparency and better tracking, as well as on-line access. Director Oliver seconded. Chairman LeBus asked if this would in any way interfere with the audit process. Gerald White responded that this would help the audit process in that we are moving to fund accounting as recommended during the recent audit. Director Verry commented that we have been transparently moving funds into the single checking account to make payments. With this change the individual account monies will be directly payable to appropriate expenses and, therefore, more easy to track per fund. The motion carried 3-0.
- c. Discuss Option to Subscribe to a Colfax County Clerk Filing Subscription Service. – Sally Sollars reported that we have difficulty in keeping our address list update. We are not being notified of property transfers. In discussion with the Colfax County Clerk and Assessor offices there is no way of being notified save going to Raton and doing the record search. Ms. Sollars has located a subscription service that would provide a monthly list of filings with the Clerk's office. However, the exact information provided and cost had not been verified prior to this meeting. Director Verry moved to allow the Administrator to gather the information, ascertain if the reporting would be



worthwhile, and move forward if so. Director Oliver seconded. The motion carried 3-0.

- d. Consider and Approve Administrator Attending LGD Budget Conference. - Sally Sollars reported that there is a conference co-sponsored by the New Mexico Municipal League and the New Mexico Department of Finance Administration on December 16<sup>th</sup> and 17<sup>th</sup>. The conference agenda includes budget and accounting sessions. The cost is \$75 plus two nights of lodging and meals. Director Verry moved to give authority to the Administrator to attend the conference. Director Oliver seconded. The motion carried 3-0.
- e. Consider and Approve AUI, Inc. Change Orders
  - 1) #18 – South Angel Fire Road Baptist Church Driveway – Gerald White reported that this change order addresses an agreement we made with AUI regarding the realignment of the Baptist Church Driveway. The New Mexico Department of Transportation determined that two driveways could not exist in such close proximity on Highway 434. With the South Angel Fire Road extension construction nearly complete we agreed with the Baptist Church that they would take care of abandoning the old driveway and we would take care of providing them access from South Angel Fire Road extension. The cost is \$3,052.
  - 2) #19 – Qwest Conduit Material & Installation 4” – Remaining Subdivision – Gerald White reported that this change order is for Qwest material and installation. We have an agreement with Quest that we would provide conduit and install it in conjunction with the trenching we are doing for Kit Carson. Change Order 13a addressed this for Chalet 2G and Country Club 1A. This change order provides for the remaining subdivisions. The cost is \$114,603. With this cost we are still under budget. Director Oliver moved to approve Change Orders 18 and 19. Director Verry seconded. The motion carried 3-0.

#### K. Reports

1. Project Director Report – Carl Abrams reported that PID/HDR is meeting with Kit Carson tomorrow to finalize an amendment to the contract concerning energizing sections of subdivisions over the next six years. No changes in design since last report and all subdivision design plans have been finalized with the Village except Chalet 1A due to the El Vado Place crossing design delay. AUI still has eight crews, H Excavation has two crews and a subcontractor has an additional crew working seven days a week. AUI will be demobilizing the week of Thanksgiving. H Excavation will be working as long as weather allows.

Carl also reported that

- Angel Fire Village North all the below ground infrastructure is complete with the exception of Valley Road South. The crew is trenching through rock there and the trencher broke down. AUI is unsure if this work will be done before Thanksgiving. Base course work is continuing. AUI is projecting about two months of work to be completed next year starting at the end of May.

- Country Club 1B dry utility work along Brazos and the remainder of base course work will be postponed until next year. The dry utility installation along Sierra Blanca is complete.
- Angel Fire West Village work is continuing on base course with the expectation it will be done by the end of the year.
- Country Club 1 & 2 will not be complete this year. To be completed is dry utility work on Torrey Pines and Colonial Trail and base course throughout. Installation of drop inlets on the new culverts at the Ridgestone Condos on San Mateo is being done this week.
- Angel Fire Chalet 2G has some work continuing on dry utilities, but will be shut down soon until next year.
- Angel Fire Chalet 1A dry utility installation is done on Caballo and road grading and base course will be done by the end of this week.
- Angel Fire Chalet Unit 4 has all utilities installed. Because this area is up high and shaded it is too wet to continue work this year.
- Country Club 1A is complete. It will be turned over to the Village next week.

At this point, Larry Leahy joined the meeting and reported on the discussions with Gerald White concerning terms of Village acceptance and the issues regarding acceptance of partial subdivisions. The package for Country Club 1A is ready for delivery to the Village and is 100% complete with the exception of a survey certificate. The Village has placed a resolution on the agenda for its next Council Meeting on November 16<sup>th</sup>. The Village has also agreed to connect Phil Brown to the water line on Sierra Blanca.

Gerald White reported on El Vado bridge. He has received an unsolicited proposal from a Wyoming based bridge firm. Their proposal is substantially less than the proposal from AUI. A meeting with them will be necessary to determine that the scope is complete and be sure that we are comparing apples to apples. We would entertain additional proposals. Because of the delay in moving forward with the crossing and of the fact that Caballo will be completely done, we will be asking for a partial acceptance from the Village for Chalet 1A.

The Resort and AUI have reached an understanding that the Nordic ski trails at the top of the ski mountain will be closed this season due to construction in Chalet 2G.

The staff continues to work on how to deal with foreclosed lots that do not sell on the court steps. After working on developing an RFP for Real Estate Services staff determined that this approach was not appropriate. The idea now is to get local certified appraisers to determine the fair market value of a foreclosed lot. With that information, we will generate a list of properties with the fair market value and our minimum acceptable price to distribute to real estate brokers both locally and in Albuquerque, Santa Fe, Dallas, and Oklahoma City.

2. Committee Reports
  - a. Construction Committee - Director Oliver reported that the Construction Committee met on Monday. The HDR and AUI invoices were reviewed and approved.
  - b. Finance Committee – Nothing to report.
3. Treasurer Report – No questions.
- L. Adjournment – Chairman LeBus announced the meeting adjourned at 2:56 pm.

Next Regular PID Board Meeting will be December 8, 2010



James LeBus, Chairman

ATTEST:   
Sally Sollars, District Administrator