

PID Board Meeting Minutes
December 8, 2010 at 1:30 pm at the Village Hall Meeting Room

- A. Call to Order – Chairman Jim LeBus called the meeting to order at 1:29 pm.
- B. Pledge of Allegiance – Chairman LeBus called for the Pledge of Allegiance.
- C. Roll Call - Present were, Chairman Jim LeBus, Vice Chairman Dan Rakes, Director Chuck Verry, and Director Steve Oliver. Also, Director Alan Young was present by telephone. We have a quorum. Also present were Sally Sollars, District Administrator, Gerald White, Project Director (by telephone), Nann Winter, General Counsel (by telephone), Terry Kamm, Foreclosure Counsel (by telephone), and Carl Abrams, HDR.
- D. Approval of Agenda – Director Verry moved to move the Executive Session to E. Director Oliver seconded. The motion carried 4-0.
- E. Enter into Executive Session - At 1:32 pm Chairman LeBus announced that we will have a closed Executive Session Meeting. Director Verry moved to enter into Executive Session. Vice Chairman Rakes seconded. The motion carried 4-0. Chairman LeBus stated “No decisions will be made during the Executive Session and that only items covered on the agenda will be discussed, and that is status of current legal issues”.

Chairman LeBus returned to the Board Meeting agenda at 2:15 pm by stating
Let the record show that pursuant to NMSA 1978, Section 10-15-1 (H) and (J) the PID Board held a closed meeting on December 8, 2010 at 1:32 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.

- F. Approve Minutes – November 10, 2010 Board Meeting - Director Verry moved to approve the November 10, 2010 Board Meeting minutes. Vice Chairman Rakes seconded. The motion carried 4-0.
- G. Requests and Responses from the Audience (Limit to 3 minutes) – None.
- H. Announcements and Proclamations – None.
- I. Consent Agenda – Vice Chairman Rakes moved to approve the Consent Agenda. Director Verry seconded. The motion carried 4-0.
 - 1. HDR Engineering, Inc.; Invoice #00249674-H - \$57,396.67
 - 2. AUI, Inc. Phase IIB; 10/26 – 11/25/10 - \$56,411.70
 - 3. AUI, Inc. Phase IIB; 10/26 – 11/25/10 – Dry Utilities - \$272,281.78
 - 4. Stelzner, Winter, et al – general counsel; Invoices #698 & 789 - \$3,415.02
 - 5. Stelzner, Winter, et al – litigation counsel; Invoices #093 & 788 - \$12,751.07
 - 6. Kamm & McConnell – foreclosure counsel; Invoices #31491-31503 - \$12,488.67
 - 7. Daniels Insurance, Inc. – Directors & Officers Liability; Invoice #150205 - \$6,053.00

8. Daniels Insurance, Inc. – Commercial Package; Invoice #150725 - \$5,972.00
9. Angel Fire Resort; Invoice #0000286-IN and #PID063010 - \$291.72
10. Sally Sollars; Invoice #6 (11/6/10-12/3/10) - \$2,881.80
11. United Management Services, Inc.; Dec 15 to Jan 14 Rent - \$330.00
12. Qwest; Account No. 575-377-3483-459B; 11/25/10 Invoice - \$235.25
13. Sangre de Cristo Chronicle; Invoice #248 - \$123.27
14. Village of Angel Fire; Conf. Call Expense (October) - \$24.53
15. Village of AF; Geotechnical Testing Service, Inc. Reimbursement; Invoice #6694 - \$242.05
16. Petty Cash Report; Balance \$116.49

J. Business

1. New

- a. Consider Snowplowing Proposals and Approve Contract – Gerald White reported because the Village of Angel Fire issued building permits on PID lots there is now an issue with snow removal for certain residents. On Sierra Blanca and Brazos there are water valves protruding above the road surface because the base course has not yet been laid. There is a concern that someone snowplowing unaware of the situation may damage the construction. Another concern is that there has already been damage to the road grade by Village snow plow equipment. We have two proposals; one from AUI subcontractor H Excavation and another from Piedre Lumbré. Piedre Lumbré's quote is significantly lower. On the other hand, H Excavation has familiarity with the construction and any damage that could occur would be AUI's responsibility. Director Oliver moved to authorize Gerald White, Carl Abrams, and Sally Sollars to negotiate a contract for snow removal services at no more than \$130/hour. Vice Chairman Rakes seconded. The motion carried 3-0. (Director Verry left the meeting during this discussion and was not present for this vote.)
- b. Consider and Approve Issuing Checks for Property Taxes and Penalties and Interest prior to Foreclosure Sale of five properties. The total value of the checks is \$13,541.13. – Director Oliver moved to approve the issuance of checks for property taxes, penalties, and interest prior to foreclosure. Vice Chairman Rakes seconded. The motion carried 3-0.
- c. Consider and Approve El Vado Bridge – Reiman Proposal – Gerald White reported that he and HDR had met with the Reiman, the bridge company from Wyoming, and discussed the minimum requirements for the El Vado Bridge Crossing over the wetlands. Carl Abrams reported that Reiman was waiting for one last quote before submitting their proposal. The Reiman folks indicated that the proposal would have substantial savings over its original estimate of \$246,500 plus GRT. Chairman LeBus asked that Gerald White and Carl Abrams continue to explore the Reiman cost proposal and report back to the Board next meeting.

K. Reports

1. Project Director Report – Gerald White reported that AUI is setting up a walk through with the Village in preparation to request the Village consider partial acceptance for Caballo in Chalet 1A, Sierra Blanca, the water tank in Country Club 1B, and Angel Fire Village North.

Carl Abrams reported that AUI and HDR demobilized before Thanksgiving. H Excavation is also not running crews presently due to the weather.

Concerning road surfacing on Valle Grande Trail So., HDR reported that the soil stabilizer demonstration project at Glorietta (Bob Sherwin) final product appeared reasonable. However, it requires 15%-50% clay and since VG Trail South has already been base coursed, this product does not seem feasible at this point. If there are no other viable alternatives, we may revert to Chip Seal. Chairman LeBus suggested that another option would be to provide \$139,000 to Village in escrow account for them to utilize Chip Seal or other product in the future when properties along that road are more fully developed, or piggyback onto a future, larger Village road surfacing project that would provide lower overall cost due to economy of scale.

Carl continued to report:

- To date AUI has been paid \$20M of \$24M contract
 1. Dry Utilities 40%
 2. Sewer 98%
 3. Water 90%
 4. Roads 75%
- CC 1A: Substantial Completion 11-09-10; handover to Village at Council Meeting 11-16-10. Only item remaining is Survey Certification by AUI/BHI.
- CC 1B (Aspens) Water Storage Tank: complete
- CC1B: road rough grading complete; waterline complete; dry utilities 50%
- AF West Village: sewer & waterline complete; dry utilities 85%; roads nearly complete
- AF Village North: roads nearly complete, sewer & waterline complete; dry utilities complete except Valley Road South
- CC 1&2: sewer & waterline complete; dry utilities 15%; road rough grading complete
- Chalets Unit 1A: El Vado Place crossing on hold due to cost; Caballo Lane complete: waterline, dry utilities & road

- Chalets Unit 2G: Water Storage Tank complete, road rough grading complete, waterline 50%; dry utilities 30%
- Chalets Unit 4: road rough grading complete; waterline & dry utilities complete
- South AF Road Extension: complete; church driveway abandonment next spring

Gerald White reported that the AFPID is on the agenda for the New Mexico Finance Authority December 16th Board Meeting for approval to refinance our funding for more favorable rates. If the NMFA Board approves our application to refinance, the issue will be brought before the AFPID Board for approval in the January 2011 meeting. If all is approved, refinancing will be finalized in February.

2. Administrator Report – None.
 3. Committee Reports – None.
 - a. Construction Committee
 - b. Finance Committee
 4. Treasurer Report – None.
- L. Adjournment – Chairman LeBus adjourned the meeting at 3:02 pm.

Next Regular PID Board Meeting will be January 12th, 2011



Charles Verry, Clerk

ATTEST: 
 Sally Sollars, District Administrator