

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
February 9, 2011 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 Jim LeBus and Director Steve Oliver. Vice Chairman Rakes and Director Chuck Verry were present by telephone. We have a quorum. Also present were Sally Sollars, District Administrator, and via telephone were Gerald White, Project Director, Nann Winter, General Counsel, and Carl Abrams, HDR.
- D. Approval of Agenda - Director Oliver moved to approve the agenda and Vice Chairman Rakes seconded. The motion carried 3-0.
- E. Enter into Executive Session - At 1:32 pm Chairman LeBus announced that we will have a closed Executive Session Meeting. Director Oliver moved to enter into Executive Session. Vice Chairman Rakes seconded. The motion carried 3-0.

Chairman LeBus returned to the Board Meeting at 1:58 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 February 9, 2011 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 – Director Oliver moved to approve the January 12, 2011 Board Meeting minutes. Director Verry seconded. The motion carried 3-0.
- G. Requests and Responses from the Audience (Limit to 3 minutes) - None
- H. Announcements and Proclamations - None
- I. Consent Agenda - Director Oliver moved to approve the Consent Agenda items 1-15. Director Verry seconded. The motion carried 3-0 with Chairman LeBus, Director Verry, and Director Oliver voting. Vice Chairman Rakes abstained from the vote.
 - 1. HDR Engineering, Inc.; Invoice #00265489-H - \$28,028.87
 - 2. Line of Sight Surveying; Invoice #09110A - \$1,208.67
 - 3. Stelzner, Winter, et al – general counsel; Invoice #1082 - \$2,439.60
 - 4. Kamm & McConnell – foreclosure counsel; Invoices #31674-31691 – \$6,193.64
 - 5. Village of Angel Fire – Canepa Reimbursement; Invoice dated 1/19/11 - \$162.28
 - 6. Angel Fire Resort – Rodey, et al Reimbursement; Invoice #162012 – \$264.83
 - 7. David Taussig & Associates; Invoice #1120115 - \$3,849.98

8. Piedre Lumbré; Invoice #893 – \$378.72
9. Phil Brown – Chase's Extreme Builders, Inc. Reimbursement; Invoice dated 1/10/11 - \$200.00
10. Gerald White; Invoice #18 - \$4,439.12
11. Sally Sollars; Invoice #8 (1/8/11-2/4/11) - \$3,518.58
12. United Management Services, Inc.; Feb 15 to Mar 14 Rent - \$330.00
13. Qwest; Account No. 575-377-3483-459B; 1/25/10 Invoice - \$227.93
14. Village of Angel Fire; Conf. Call Expense (December) - \$66.68
15. Petty Cash Report; Balance \$2.71

J. Business

1. New

- a. Consider and Approve AUI Contract Amendment 5 – Gerald White reported that this amendment extends the contract term from the end of last year to September 30, 2011. However, AUI added a modification to the Draft to which Mr. White disagrees. Director Oliver moved to defer approval for the AUI Contract Amendment 5. Director Verry seconded. The motion carried 3-0.
- b. Discuss Angel Fire Resort Membership Fees – Gerald White reported that these membership fees are a result of the foreclosed properties. It was decided that the PID would write a letter to the Angel Fire Resort Membership Division to request a waiver of membership fees. Director Oliver moved to delegate to the Administrator the writing of the letter. Director Verry seconded. The motion carried 3-0 with Chairman LeBus, Director Verry, and Director Oliver voting. Vice Chairman Rakes abstained from the vote.
- c. Discuss and Approve Extension of Gerald White Contract – Gerald White reported that his contract expired November 30, 2010. Director Oliver moved to extend Mr. White's contract to the end of September 2011 – a time extension only. Director Verry seconded. The motion carried 3-0.
- d. Consider and Approve FY 10 Financial Audit – No questions. Director Oliver moved to approve the acceptance of the Fiscal Year 2010 Audit. Director Verry seconded. The motion carried 3-0.
- e. Approve Authorization for Administrator to Develop and Implement "Prepayment Quote Request" procedure and form with Finance Committee Consent – Sally Sollars reported there is a need for another avenue for property owners to obtain prepayment figure besides the current Intent to Prepay form that requires that there be no delinquencies. In fact, most submitted Intent to Prepay forms are requested for financial planning without intent to prepay. Director Oliver moved to approve authorization for the Administrator to continue to develop and implement a Prepayment Quote Request procedure and form with the Finance Committee consent. Director Verry seconded. The motion carried 3-0.

K. Reports

1. Project Director Report – Gerald White reported that the negotiated El Vado Bridge proposal from Reiman Corporation came in at \$186,000 (plus NMGR) and HDR has issued a draft contract for Reiman's review and approval. Reiman's initial

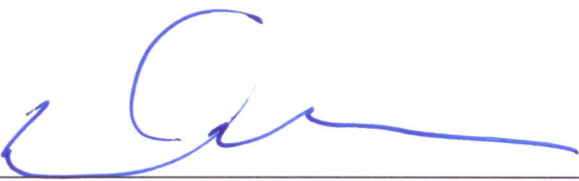
proposal included a line item for doing the associated earth work which it valued at \$90,000. In our negotiation meeting in January, AUI suggested relief from all the El Vado work and offered a reduction to the contract of \$86,000. We have asked Reiman to review the \$90,000 proposal recommending that they speak with H Excavation to do the earth work. The District is aiming to achieve a net \$0 impact on the existing earthwork budget.

2. Administrator Report – Sally Sollars reported that Mr. Mondragon is still recuperating from his surgery and has not met yet with Administrator to resume work on the fund accounting project.

Also, the Board needs to be aware that we are currently over budget for construction in the FY 11 budget. The budget will need to be formally amended and filed with DFA. We have up to 30 days after the end of the fiscal year to submit budget amendment. The Board should be prepared to approve budget amendments at the June Board meeting.

3. Committee Reports
 - a. Construction Committee - Director Oliver reported that the Construction Committee met on Monday and reviewed and approved the HDR invoice.
 - b. Finance Committee – Vice Chairman Rakes reported that the refinancing did not go through because rates had risen to the point that there would be no savings in refinancing.
4. Treasurer Report – No questions.
- L. Adjournment – Chairman LeBus announced the meeting adjourned at 2:33 pm.

Next Regular PID Board Meeting will be March 9, 2011



~~Vice~~ James LeBus, Chairman

ATTEST: _____

Sally Sollars, District Administrator