

Angel Fire Public Improvement District 2007-1

3465 Mountain View Blvd., Suite 14 PO Box 1046, Angel Fire, NM 87710 575-377-3483

Board Meeting Minutes

February 9, 2017 at 2:00 pm at the PID Board Room

- A. Call to Order- Chairman Pro Tem Don Borgeson called the meeting to order at 2:03 pm.
- B. Pledge of Allegiance - Chairman Pro Tem Borgeson called for the Pledge of Allegiance.
- C. Roll Call - Present were Director Don Borgeson (Chairman Pro Tem), Chairman Alan Young (by phone), Director Carl Abrams (by phone), and Director Burl Smith. Vice Chairman Rakes was absent. A quorum was present. Also present were Sally Sollars, District Administrator and Nann Winter, General Counsel.
- D. Approval of Agenda – Director Smith moved to approve the agenda. Chairman Young seconded. The motion carried with none opposed.
- E. Approval January 12, 2017 Minutes –Director Smith moved to approve the January 12, 2017 minutes. Chairman Young seconded. The motion carried with none opposed.
- F. Requests and Responses from the Audience – None.
- G. Announcements and Proclamations – None.
- H. Enter into Executive Session – At 2:05 Chairman Pro Tem Borgeson announced that we would have a closed Executive Session Meeting and that no decisions would be made and only items on the agenda would be discussed. Chairman Young moved to enter executive session. Director Smith seconded. Roll call vote: Chairman Young; aye, Chairman Pro Tem Borgeson; aye, Director Abrams; aye, Director Smith; aye. The motion carried with none opposed.

Chairman Pro Tem Borgeson returned to the Board Meeting at 2:35 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) (7) on February 9, 2017 at 2:05 pm at the PID Board Meeting Room the PID Board held a closed meeting to discuss litigation regarding Angel Fire Resort membership fees. 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.

- I. Business
 - 1. Consider and Approve Resolution 2017-7 Clarifying Assessment Exemption – Ms. Sollars recalled that the Board approved Resolution 2017-6 at the last Board Meeting, which directed the County Assessor and Treasurer to remove

the PID Assessment from the tax bills of the six properties owned by the District. However, Kathy Trujillo, County Treasurer responded that there was no problem with future assessments. But because the previous assessments were provided on the Annual Tax Enrollment and are a part of the permanent record she said she could not remove the assessments retroactively. Resolution 2017-7 accepts the County record of assessments owed and directs the payment of those amounts, which is included on today's Consent Agenda. The amount paid will be distributed back to the District next month minus 1%, or \$547. Director Smith moved to approved Resolution 2017-7 as written. Chairman Young seconded. None were opposed.

J. Consent Agenda – Chairman Young moved to approve the Consent Agenda.

Director Smith seconded. The motion carried with none opposing.

1. Stelzner, Winter, et al; Invoices 10636/10654 - \$4,231.69
2. David Taussig & Associates; invoice #1612120 - \$3,750.00
3. Beasley, Mitchell & Company; Invoice #90067829 - \$2,679.66
4. Kit Carson; Actual Cost Invoice #1516-1519,1521-1523, 1508 - \$48,402.17
5. Angel Fire Computer Guy; Invoice #1629 - \$150.00
6. Colfax County Clerk; Filing Fees - \$75.00
7. Colfax County Treasurer; 2016 Tax Bills - \$54,725.18
8. Sally Sollars; Invoice #80 - \$5,649.88
9. CenturyLink; Invoice dated 1/25/17 - \$110.00
10. Kit Carson Telcom; Invoice #311548 - \$97.31
11. BMWs; Feb Rent; Invoice 15-003 144 - \$380.00
12. AT&T; Invoice dated 1/1/17 - \$31.60
13. Petty Cash Report; Balance \$88.14

K. Reports

1. Administrative Report – Ms. Sollars reported that also on the Consent Agenda was a large check to Kit Carson for the actual cost invoices for all but 5 sections. Richard Martinez of Kit Carson said that beside the three unfinished sections in Country Club 1B that there are two more sections that are not complete. Work was suspended in December due to weather, but will resume in April. The balance of the Kit Carson Account after paying these invoices is about \$13K. \$200K is budgeted to be deposited into the account and that should be more than enough to finish up the wire pulling project.

The Office of State Auditor release the Fiscal Year 2016 Audit Report. Ms. Sollars invited the Board to review the report. There was one finding, which Ms. Sollars said was a technical error on her part. Prior to submission of the Fiscal Year 2016 budget, Ms. Sollars had a meeting with the District's DFA Budget Analyst assigned at the time to discuss moving the Prepayment Account from the General Fund to the Debt Service Fund. She provided a written summary of the change with explanation of the need for account reclassification. The analyst called her director into the meeting and all agreed that the change would be a more efficient manner to deal with prepayments.

However, Ms. Sollars did not submit the budget adjustment request to DFA, nor did the analyst guide her to do so. Since it was a change made to the chart of accounts on the first day of the fiscal year, and since the change was discussed with DFA and documented, the need for the adjustment did not occur to Ms. Sollars. Ms. Sollars apologized for the error, which she said would not happen again. The 2nd Quarterly Report has been submitted to the District's interim analyst at DFA at the end of January.

Ms. Sollars recommended that the Finance Committee meets soon to discuss the consequence of the lowered debt service and begin to formulate recommendation for the Board at budget time. December collections were \$813,118. \$165K was projected. Ms. Sollars reported that the projected collections for November, December, and January were \$1,094M. \$951K has been collected and received for November and December with the largest amount usually January collections arriving in February. Ms. Sollars speculated that perhaps people were paying their taxes earlier this year. One prepayment has been collected since the last Board Meeting. Ms. Sollars said that four prepayments totaling \$106.5K were anticipated by the end of the month.

Ms. Sollars alerted the Sales Committee that the Broker Services Contract is near expiring, although Chairman Pro Tem Borgeson said that he has not seen an expiration on the MLS. Ms. Sollars will check and get back to the committee.

Continued computer problems were reported. Kevin Robnett, the Angel Fire Computer Guy, has been ruling out causes one by one until it appears to be resolved. The user profile, which was transferred directly from the old machine to the new, appeared to be corrupted. Creating a new profile may have solved the problem.

Ms. Sollars asked if anyone had questions. There were none.

2. Treasurer's Report – Chairman Pro Tem Borgeson asked if all got the report and if there was any discussion. There was none.
- L. Adjournment – Chairman Pro Tem Borgeson adjourned the meeting at 2:49 pm.

Next Regular Board Meeting will be March 9, 2017



Alan Young, Chairman

ATTEST:



Sally Sollars, District Administrator