

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

March 12, 2015 at 2:00 pm at the PID Board Room

- A. Call to Order - Chairman Pro Tem Don Borgeson called the meeting to order at 2:01 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 Jim LeBus (by phone), Vice Chairman Dan Rakes (by phone), Director Chuck Verry (by phone), and Director Alan Young. A quorum was present. Also present were Sally Sollars, District Administrator and Nann Winter, General Counsel (by phone).
- D. Approval of Agenda - Director Verry moved to approve the agenda as written. Director Young seconded. The motion carried 4-0.
- E. Approve February 12, 2015 Minutes - Director Young moved to approve the February 12, 2015 minutes. Vice Chairman Rakes seconded. The motion carried 4-0.
- F. Requests and Responses from the Audience (Limit to 3 minutes) – None.
- G. Announcements and Proclamations – Ms. Sollars announced that she would be out of the office for two weeks starting the day after the April Board Meeting. She will be remotely conducting business during that time.
- H. Business
 - 1. Consider and Approve Technical Services Contract – Vice Chairman Rakes moved to approve the amended Technical Services Contract. Director Young seconded. The motion carried 4-0.
- I. Consent Agenda – Director Verry moved to approve the consent agenda as written. Director Young seconded. The motion carried 4-0.
 - 1. Stelzner, Winter, et al; Invoice #7829 - \$454.22
 - 2. NMFA Bond Call; Invoice dated 3/6/15 - \$135,000.00
 - 3. Moreno Valley Arts Council (equipment rental); Invoice #15 - \$25.00
 - 4. Angel Fire Computer Guy; Invoice #1323 - \$90.00
 - 5. Sally Sollars; Invoice #57 - \$5,557.73
 - 6. Colfax County Clerk – Filing Fees - \$25.00
 - 7. BMWs; March Rent; Invoice #08-0008 71 - \$380.00
 - 8. CenturyLink; Invoice dated 2/25/15 - \$217.66
 - 9. AT&T; Invoice dated 2/1/15 - \$11.44
 - 10. Sangre de Cristo Chronicle; Invoice dated 3/1/15 - \$50.38
 - 11. Transfer to Kit Carson Account - \$230,000.00
 - 12. Transfer to Prepayment Account - \$3,232.19

13. Petty Cash Report; Balance \$67.80

J. Reports

1. Administrative Report – Ms. Sollars reported that Kit Carson has responded to the outstanding item status request. Richard Martinez said that all of Angel Fire Village North is now complete. Estimates for pulling wire in Country Club 1 & 2 are being gathered. The actual cost invoices for Village North and Country Club 1A are promised by the end of the month.

John Pittenger will be returning to the wetland mitigation area in June to begin the monitoring for this the third year. Three of the five criteria have been met and Mr. Pittenger is hopeful that the last two will be satisfied by the end of this season. The Village of Angel Fire paid its share of the last monitoring invoice almost immediately.

Kathy Trujillo, Colfax County Treasurer, has recommended that the County, State, and District meet to discuss delinquencies. Ms. Sollars will wait for Ms. Trujillo to coordinate the meeting. Ms. Winter will present the Amendment to the Development Agreement which preserves the option for the delinquent properties to be included in State tax sales to Kathleen Carlow, attorney for Taxation & Revenue, in the next couple of weeks. She will also be requesting that Ms. Carlow put her opinion that the District is tax exempt in writing to settle the issue with Colfax County concerning District owned properties.

Ms. Sollars reported that the February collections had not yet arrived. She will be working with the financials next to get set up for the 3rd quarterly report. She is also continuing with a document audit. She will also begin working on the next fiscal year budget. The Finance Committee will meet in April and the preliminary budget due to DFA on June 1 will be presented for Board approval on May 14th.

Seven prepayment releases have been filed with the Colfax County Clerk. A bond call for \$135,000 is being processed. Friendly letters went out to all delinquent property owners last month. Ms. Winter advised that letters be sent to all delinquent property owners except the 14 foreclosure cases that are pending. This meant that folks who had gotten a demand letter and no further correspondence in the past did receive this letter. This prompted several calls to the District office, to Taussig, and to the County Treasurer's office. Demand letters will be sent in three months.

Since the last Board Meeting the new website went live. The site was presented to 14 people from the real estate offices in the area to show the tools available to them. Cathe Moon, Board Member of the Taos County Association of Realtors, has suggested that more in-services be offered. She is

looking into continuing education credits to offer the participants. Ms. Sollars has heard no complaint about the site.

The Technical Services contract was renewed with the Angel Fire Computer Guy, Kevin Robnett. Mr. Robnett will continue to serve as tech support to the District. Ms. Sollars said that the website could not have been done without Mr. Robnett. He listened carefully to Ms. Sollars' ideas and provided the tools to build the site.

Angel Fire West Village, Lot 123, has now been listed. There will be a meeting in May with the District's broker to set new prices on the other District held properties.

Director Verry added that the Village of Angel Fire ISO rating, which is the insurance rating used to determine fire danger, has been lower in large part due to the improved fire protection coverage because of the new water storage and delivery lines installed by the PID project. The rating was lowered from 7 to 5.

2. Treasurer's Report – Director Verry asked if all had received the Treasurer's Report and if there were any questions. There were none.
- K. Adjournment - Chairman Pro Tem Borgeson adjourned the meeting at 2:26 pm.

Next Regular PID Board Meeting will be April 9, 2015



Don Borgeson, Chairman Pro Tem

ATTEST:



Sally Sollars, District Administrator