

PID Board Meeting Minutes
April 13, 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, Director Chuck Verry and Director Steve Oliver. Director Young was present by telephone. Vice Chairman Rakes was absent. We have a quorum. Also present were Sally Sollars, District Administrator, Carl Abrams, HDR, and Marshall Vickers, AUI and via telephone were Gerald White, Project Director and Nann Winter, General Counsel.
- D. Approval of Agenda - Director Verry moved to approve the agenda and Director Oliver seconded. The motion carried 3-0.
- E. Approve Minutes – March 31, 2011 Board Meeting - Director Verry moved to approve the March 31, 2011 Board Meeting minutes. Director Oliver seconded. The motion carried 3-0.
- F. Requests and Responses from the Audience – Mayor Stuart Hamilton took the floor to discuss the \$10,000 agreement to reimburse the PID for about one third of the cost to replace 700 feet of Village water line on San Mateo. His understanding is that the agreement was to pay this amount at the end of the project so that any interim adjustments, positive or negative, could be determined, if any. Chairman LeBus asked what is meant by the end of the project. Mayor Hamilton replied that would be when all the subdivisions have been accepted by the Village. He said that the Village preferred cutting a check at that time rather than offsetting the amount with any monies owed to the Village before completion. Chairman LeBus said that the PID Counsel would provide a written agreement stating this understanding. Gerald White suggested that the PID may need the money prior to acceptance to help offset the \$30,000+ already paid on Village repairs. Mayor Hamilton said if this becomes the case, the Village would consider the PID's request at that time.
- G. Announcements and Proclamations – None.
- H. Business
 - 1. New
 - a. Consider Incentive Sales Plan for Foreclosed Properties – Gerald White reported it is in the PID's best interest to dispose of the foreclosed properties as soon as possible. He presented the Board with a proposed incentive plan to get real estate agent participation by paying a flat rate commission plus bonus for these properties instead of a percentage of the sale price for like properties. He stressed that this was just a starting point for discussion. Director Oliver said that he wished to meet with Mr. White to discuss some of the points raised in his initial proposal. Sally Sollars suggested that a

committee be formed to handle these issues and make recommendations to the Board. Ms. Sollars also expressed concern for the level of Administrator responsibility as outlined in the proposal. Mr. White did not share Ms. Sollars concern and said that the point would be to get real estate agents involved.

At this point, Stuart Hamilton, as Broker for a local real estate firm, offered to speak to these points and was given the floor. He stated that it will be necessary for the PID to contract with a licensed Realtor to participate in the MLS. It would be up to negotiation with the Realtor to determine a commission rate. The biggest issue is pricing the properties competitively. He suggested an RFP to find the appropriate Realtor to work with. From there the Realtor would be responsible for listing on the MLS, for marketing, and letting all the other Realtors and buyers know that the properties are on the market.

Director Oliver moved that an ad hoc committee be formed, with Steve Oliver, Dan Rakes, Gerald White, and Sally Sollars as members, and that the committee develop a preliminary RFP to be discussed at the next Special Board Meeting. Director Verry seconded. The motion carried 3-0.

- J. Consent Agenda - Director Verry moved to approve the Consent Agenda as written. Director Oliver seconded. The motion carried 3-0

1. HDR Engineering, Inc.; Invoice #00280900-H - \$17,138.98
2. Stelzner, Winter, et al – general counsel; Invoice #2093 - \$4,233.81
3. Stelzner, Winter, et al – litigation counsel; Invoice #2092 - \$205.32
4. Kamm & McConnell – foreclosure counsel; Invoices #31869-31877 - \$1,370.96
5. Angel Fire Resort – Rodey, et al Reimbursement; Invoice #163410 - \$2,573.66
6. Village of Angel Fire – Canepa Reimbursement; 3/10/11 Invoice - \$2,271.94
7. Angel Fire Resort – Lodging; Invoice #PID20110331 - \$106.80
8. Gerald White; Invoice #20 - \$1,976.85
9. Sally Sollars; Invoice #10 (3/5/11-4/8/11) - \$4,337.79
10. BMWS; Apr 15 to May 14 Rent - \$330.00
11. Qwest; Account No. 575-377-3483-459B; 3/25/10 Invoice - \$166.48
12. Village of Angel Fire; Conf. Call Expense (February 2011) - \$53.43
13. Public Record Service; Invoice dated February 2011 - \$53.97
14. Uvaldo Mondragon Accounting & Tax Service; Invoice #3378 - \$523.45
15. Petty Cash Report; Balance \$163.87

K. Reports

1. Project Director Report – Gerald White reported that the Reiman Corporation contract to build the El Vado bridge is anticipated to be signed this week after which Reiman Corp will have 10 days to produce the construction schedule. Reiman Corp is now responsible for the all the work in the El Vado section of Chalets 1A subdivision. AUI will finish cleaning up Caballo in the Chalets 1A

subdivision and prepare for acceptance by the Village. The Village has been informed of change of contractor for the remainder of the subdivision and hasn't objected.

AUI has started prep work and will be starting in earnest in May. It is repairing last season work on sewer service lines. The weekly construction meeting resumed this week. AUI will be focusing on Country Club 1&2 and Angel Fire West Village, as well as Caballo. These subdivisions should be ready to turn over to the Village fairly quickly. There is still snow in Chalets 2G and Country Club 1B.

Negotiations with AUI are ongoing. There are two considerations. 1. Additional work done both inside and outside of PID boundaries for dry utilities and the change of scope of work involved with that. 2. Request to consider additional remuneration to cover additional costs associated with work in the 2011 season. Discussions continue.

Carl Abram reported that some sewer services lines are being repaired and AUI is in process of checking for blockages and pouring manholes. By May 1st AUI will be ramped up fully as will subcontractor H Excavation. Beginning next week the trencher should be geared up for dry utilities installation in Country Club 1&2, which are 15% complete right now.

Mr. White added that Valle Grande Trail South, which will be chip sealed, is part of both Country Club 1&2 and Angel Fire West Village. Since chip seal requires 50 degree ground temperatures to install, this will not be accomplished until late June/early July. Mr. White will recommend that the Village accept the first subdivision completed without Valle Grande Trail South, which would be included with the second of these subdivisions to be completed.

2. Administrator Report – Sally Sollars reported the fund accounting is in place. The application for audit has been submitted to the State and the auditor is scheduled to come in September. Accounting for the foreclosed properties is still an outstanding issue and the auditor is checking into how this should be handled.

Taussig has begun the Fiscal Year 2012 budget. There will be a preliminary budget presented to the Board at the next regular Board Meeting, First Hearing of the Budget on June 8th, Second Hearing on June 22nd, and final approval on July 13th.

Ms. Sollars requested the Board to consider adding the Administrator as a signator at the bank so that only one Board Member signature, along with the Administrator's signature, would be necessary for small amount checks. Cases that have occurred in which the Administrator could not conduct timely business because two Board members were not readily available include signing a stop payment form and the check reissue and sending the County filing fees.

Ms. Sollars also informed the Board that we have had no response from the Resort to our letter requesting waiver of membership fees on the foreclosed properties. We have received several monthly invoices now, each with \$15 late fees added. On top of the prorated membership from day of foreclosure, the Resort has now charged membership for this next year. Ms. Sollars has spoken to Membership Services and informed them that the PID would not be paying the balances until there is a response to the letter. A copy of the letter was sent to the Resort Legal Department, which will try to chase down who received the letter and what action will be taken.

3. Committee Reports

- a. Construction Committee – Nothing more to report.
- b. Finance Committee – Nothing to report.

4. Treasurer Report – Director Verry reported that the Regular Checking Account has been closed with the balance of funds transferred to the Interest Bearing Account to simplify banking transactions.

L. Adjournment – Chairman LeBus announced the meeting adjourned at 2:14 pm.

Next Regular PID Board Meeting will be May 11, 2011



Charles Verry, Clerk/Chairman Pro Tem

ATTEST: _____

Sally Sollars, District Administrator