

## **Angel Fire Public Improvement District 2007-1**

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### **PID Board Meeting Minutes**

**April 20, 2015 at 10:30 am at the PID Board Room**

- A. Call to Order – At 10:34 am Chairman Jim LeBus resumed the meeting of April 9<sup>th</sup> at which a quorum was not present.
- B. Roll Call - Present were Chairman LeBus (by phone), Director Don Borgeson (by phone), Director Chuck Verry (by phone). A quorum was present. Vice Chairman Dan Rakes and Director Alan Young were absent. Director Borgeson was present at the PID Board Meeting Room for public to attend the teleconferenced meeting. Also present was Sally Sollars, District Administrator (by phone), Nann Winter, General Counsel (by phone), and Joe Canepa, attorney for the Village of Angel Fire (by phone).
- C. Approval of Agenda – Director Borgeson moved to approve the agenda as written. Director Verry seconded. The motion carried 3-0.
- D. Approve March 12, 2015 Minutes – Director Borgeson moved to approve the March 12, 2015 minutes as written. Director Verry seconded. The motion carried 3-0.
- E. Requests and Responses from the Audience – None.
- F. Announcements and Proclamations – Ms. Sollars announced that she would be back in the office next week.
- G. Enter into Executive Session - At 10:37 am Chairman LeBus 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. Director Borgeson moved to enter into Executive Session. Director Verry seconded. Roll call vote: Chairman LeBus; aye, Director Verry; aye, Director Borgeson; aye. The motion carried 3-0. Mr. Canepa asked that record show that there is a joint defense agreement between the Public Improvement District and the Village of Angel Fire and that he is present pursuant to that joint defense agreement.

Chairman LeBus returned to the Board Meeting at 11:20 am 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) and (8) on April 20, 2015 at 10:38 am at the PID Board Meeting Room the PID Board held a closed meeting to address litigation the District is considering regarding outstanding Resort dues and real estate transactions to discuss the proposed Glaser settlement. 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.

H. Business – Chairman LeBus announced that items 1 and 2 would be considered together. Director Borgeson moved to decline the requests for Deed in Lieu on the Arneson and Golder lots. Director Verry seconded. The motion carried 3-0.

1. Consider and Approve Arneson Deed in Lieu Request – Denied.
2. Consider and Approve Golder Deed in Lieu Request – Denied.

I. Consent Agenda – Director Borgeson moved to accept the Consent Agenda. Director Verry seconded. The motion carried 3-0.

1. Stelzner, Winter, et al; None
2. NMFA Debt Service; May 1 Debt Service - \$480,709.62
3. Angel Fire Computer Guy; Invoice #1334 - \$60.00
4. Sally Sollars; Invoice #58 - \$5345.43
5. Village of Angel Fire; April 1 Water Availability Fees - \$358.44
6. BMWS; April Rent; Invoice 08-0008 72 - \$380.00
7. CenturyLink; Invoice dated 3/25/15 - \$217.66
8. AT&T; Invoice dated 3/1/15 - \$15.10
9. Sangre de Cristo Chronicle; Invoice date 3/30/15 - \$50.63
10. Petty Cash Account Deposit; \$425.00
11. Replenish Petty Cash; \$150.00
12. Petty Cash Report; Balance \$65.14

J. Reports

1. Administrative Report – Ms. Sollars reported that Kit Carson has not responded to emails requesting cost estimates for Country Club 1 & 2. She will continue to try to get those estimates as soon as possible so that the work may continue.

Kathy Trujillo, Colfax County Treasurer, called to offer her support for the District. She said that she had observed that this PID has been successful and asked what she could do for the District. She said that she would have her front line staff transfer difficult calls to her so that she can help address any misconceptions property owners may have.

The Village water availability fee quarterly invoices for the PID owned lots were received. Ms. Sollars is attempting to verify the reduction of the insurance rates due to the increase in water availability within the Village from the new District improvements.

February collections were \$27,400, which is \$1,500 over the average and \$3K over the projections. March collections were \$13,050, which is \$16K under projections. The 3<sup>rd</sup> Quarterly report is due to DFA at the end of April. Ms. Sollars is also preparing the preliminary budget due to be reviewed by the Finance Committee on May 4<sup>th</sup>, approved by the Board on May 14<sup>th</sup> and submitted to DFA by June 1<sup>st</sup>.

The audit firm previously contracted with the District merged with another company and dropped the District from its client load. The onsite lead auditor for the past two years has moved to a new firm and has submitted a proposal. One other firm submitted a number, but a third firm declined to submit a proposal because the District is too small. The Finance Committee will make recommendation to the Board at the May meeting for a new audit firm.

Ms. Sollars attended the State Audit Rule training in Santa Fe on June 7<sup>th</sup>. The new State Auditor presented his priorities. There Ms. Sollars confirmed that the District is not obligated to issue an RFP for audit services due to the size of our audit. Also, the District has been assigned a new DFA budget analyst, Anita Medina. Ms. Sollars has yet to meet her and will be traveling to Santa Fe in the near future to meet with her face to face.

The Sales Committee will be meeting in May to determine new pricing on the District owned lots.

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

Next Regular PID Board Meeting will be May 14, 2015



Dan Rakes, Chairman Pro Tem

ATTEST:



Sally Sollars, District Administrator