

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

May 8, 2014 at 1:30 pm at the PID Board Room

- A. Call to Order - Chairman Pro Tem Chuck Verry called the meeting to order at 1:30 pm.
- B. Pledge of Allegiance - Chairman Pro Tem Verry called for the Pledge of Allegiance.
- C. Roll Call - Present were Director Chuck Verry (Chairman Pro Tem), Director Don Borgeson, and Director Alan Young (by phone). Chairman LeBus and Vice Chairman Rakes were absent. A quorum was present with the vote of the Chairman Pro Tem. Also present were Sally Sollars, District Administrator and Nann Winter, Counsel, who joined the meeting at 1:37 pm by phone.
- D. Approval of Agenda - Director Borgeson moved to approve the agenda. Director Young seconded. The motion carried 3-0.
- E. Approve April 10, 2014 Minutes - Director Borgeson moved to approve the April 10, 2014 minutes. Director Young seconded. The motion carried 3-0.
- F. Requests and Responses from the Audience – None.
- G. Announcements and Proclamations – None.
- H. Enter into Executive Session – At 1:32 pm Chairman Pro Tem Verry announced that he would move on to Business until Ms. Winter was present.
- I. Business
 - 1. Consider and Approve Fiscal Year 2015 Preliminary Budget – Director Young moved to approve the Fiscal Year 2015 preliminary budget. Director Borgeson seconded the motion. Chairman Pro Tem Verry reported that the Finance Committee had reviewed the budget. He said that the Committee considered raising the 2014 Special Levy 0%, 1%, and 2%, to the level of the Maximum Special Assessment. Director Young said that he felt good with the Committee recommendation to keep the Special Levy at the same level as the 2013 Special Levy. The motion carried 3-0.
- H. Enter into Executive Session Resumed - At 1:38 pm, with Ms. Winter joining the meeting, Chairman Pro Tem Verry 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. Chairman Pro Tem Verry seconded. Roll call vote: Chairman Pro Tem Verry; aye, Director Borgeson; aye, Director Young; aye. The motion carried 3-0.

Chairman Pro Tem Verry returned to the Board Meeting at 2:10 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-8) on May 8, 2014 at 1:38 p.m. at the PID Board Meeting Room the PID Board held a closed meeting to discuss pending litigation, specifically mediation with the Glaser case. 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 Resumed

2. Consider and Approve Hartnig/Filippone Assessment Adjustment – Director Borgeson moved that the Board direct the Administrator to enter into preliminary negotiations with Hartnig/Filippone on a settlement of their request. Chairman Pro Tem Verry seconded. The motion carried 3-0.

J. Consent Agenda – Director Borgeson moved to approve the Consent Agenda as written. Chairman Pro Tem Verry seconded. The motion carried 3-0.

1. Stelzner, Winter, et al – General; Invoice #6529 - \$2,169.72
2. Stelzner, Winter, et al – Litigation; Invoice #6532 - \$2,789.85
3. David Taussig & Associates; Invoice #1403117 - \$3,750.00
4. Kit Carson; Invoices #1313, 1405, 1406, 1401, 1407, 1318 - \$60,300.66
5. Sally Sollars; Invoice #47 - \$5,446.42
6. USPS; Annual Box Fee - \$112.00
7. BMWs; May Rent; Invoice 08-0008 61 - \$380.00
8. CenturyLink; Invoice dated 4/25/14 - \$215.02
9. AT&T; Invoice dated 4/1/14 - \$27.06
10. Sangre de Cristo Chronicle; Invoice dated 5/4/14 - \$41.64
11. Petty Cash Report; Balance \$60.88

K. Reports

1. Administrative Report – Ms. Sollars reported she met John Pittinger of Blue Earth Ecological Consultants on site at the Wetland Mitigation Area this morning. Mr. Pittinger was satisfied with progress for this second year. He reinstalled the IRIS tubes used to measure progress and reseeded the slopes.

Ms. Sollars delivered the \$60K + check to Kit Carson on April 17th. She has yet to hear of the dates work will be done after two requests for the information.

Pat McCarty was approached after the last Board meeting with the request that he transfer the domain name to the District when a replacement website is ready to go live. Mr. McCarty indicated that he was willing to transfer the domain name. Kevin Robnett has set up a practice site on Word Press and has oriented Ms. Sollars. The next step is to choose the style and begin transferring content from the old site.

Ms. Sollars reported that the third quarterly report has been submitted to DFA. DFA has reassigned the District to a new Financial Analyst, Larry Marshall. Ms. Sollars recommended that she go to Santa Fe to personally introduce herself to Mr. Marshall as she had done with the previous Financial Analyst, Isaac Montoya.

About \$40,500 was received in March collections. This is about \$16K more than was projected. The cash flow shows that the District is in good shape in November after the \$1M debt service payment, assuming we will receive the average \$700K in collections in the next two months. There is one more prepayment expected.

Ms. Sollars has not yet met with Mayor Cottam to discuss the reappointments of the expiring Directors. If Mayor Cottam is available to meet in the next few days, the reappointments will be on the May 26th Council meeting agenda.

Ms. Sollars is recommending that the 2012 demand letters be sent in June. She will attempt to get the list to Ms. Winter's office by June 1st.

Ms. Sollars expressed a concern about several property owners reporting that local real estate agents are refusing to list PID properties for sale. She asked the Board to suggest what might be done to improve the real estate community's attitude toward PID lots. Director Borgeson stated that the real estate community needs a briefing on the PID, especially prepayments, because they don't understand it. He has seen lots sell without hesitation once the prepayment was understood. Chairman Pro Tem Verry said that he felt that this is an important issue and suggested that the District present information at a real estate meeting. Ms. Sollars said that she would develop an outline of the information that may be helpful to present.

Ms. Sollars made the Board aware that Ellen Miller-Goins is the new editor at the Sangre de Cristo Chronicle.

This year's audit contract has now been signed by all parties and has been submitted to the OSA. An approval of the contract is anticipated in the next couple of weeks.

2. Treasurer's Report – Chairman Pro Tem Verry asked if everyone received the Treasurer's report and if there were any questions. There were none.
- L. Adjournment – Chairman Pro Tem Verry adjourned the meeting at 2:24 pm.

Next Regular PID Board Meeting and 1st Hearing on the Fiscal Year 2015 budget will be June 12, 2014



Jim LeBus, Chairman

ATTEST: 
Sally Sollars, District Administrator