

Angel Fire Public Improvement District 2007-1
3465 Mountain View Blvd. Suite 14
P.O. Box 1046
Angel Fire, NM 87710
575-377-3483

PID Board Meeting Minutes
May 12, 2010 at 1:30 p.m. at the Village Hall Meeting Room

- I. Call to Order – Vice Chairman Daniel Rakes called the meeting to order at 1:30.
- II. Pledge of Allegiance – Vice Chairman Rakes called for the Pledge of Allegiance
- III. Roll Call – Present were Vice Chairman Rakes, Director's Charles Verry and Steve Oliver.
Chairman James LeBus and Director Alan Young were present by telephone. Gerald White, Project Director and Penni Davey, District Administrator were present. We have quorum.
- IV. Approval of Agenda – Director Verry made a motion to approve the agenda. Director Oliver seconded the motion. The motion carried 4-0.
- V. Approve Minutes from the April 14, 2010 Board meeting - Director Verry made a motion to approve the April 14, 2010 Board meeting minutes. Director Oliver seconded the motion. The motion carried 4-0.
- VI. Approve Minutes from the April 27, 2010 Special Board meeting – Director Verry made a motion to approve the April 27, 2010 Special Board meeting minutes. Director Oliver seconded the motion. The motion carried 4-0.
- VII. Requests and Responses from the Audience (Limit to 3 minutes) – there were none
- VIII. Announcements and Proclamations – there were none
- IX. Consent Agenda – Director Verry made a motion to approve the consent agenda accept that he had not reviewed the invoice for Penni Davey for supplies in the amount of \$142.78. After review he determined that it had been approved by Gerald White and was accepted. Director Oliver seconded the motion. The motion carried 4-0.
 1. HDR Engineering, Inc. invoice \$33,879.83
 2. AUI, Inc. \$1,244,642.05 ✓
 3. Gerald White; Invoice # 09 \$9,488.14
 4. Sheehan, Sheehan & Stelzner inv.#28668 - Gen. legal 4/10 \$3,470.91
 5. David Taussig & Associates Invoice No.: 1038193 3/31/10 \$4,022.52
 6. Line of Sight Surveying #1 of proposal 12/16/09 \$1,073.13
 7. Line of Sight Surveying #2 of proposal 12/16/09 \$3,749.38
 8. Line of Sight Surveying #3 of proposal 12/16/09 \$670.70
 9. Qwest Account No.: 575-377-3483-459B \$345.07
 10. Village of Angel Fire – conf. call expense (Mar.&Apr.) \$111.48
 11. All About Design, LLC – copy expense \$18.46
 12. Penni Davey; Invoice #34 (4/1/10-4/30/10) \$2,549.75
 13. Penni Davey ~ Reimbursement for Office Supplies \$142.78
- X. Business
 - 1) New

- a. Consider and Approve Preliminary Budget and Resolution 2010-3. Director Verry made a motion to approve the Preliminary Budget and Resolution 2010-3. Director Oliver seconded the motion. The motion carried 4-0.
- b. Consider and Approve bank account name change from NMFA Loan #1 acct. to Kit Carson Reserve Account – Director Verry made a motion to change the name on the NMFA Loan #1 account to Kit Carson Reserve Account. Director Oliver seconded the motion. Gerald White reported that a balance of \$300,000 should be left in this account for future payment for Kit Carson conduit and cable. The vote was called and the motion carried 4-0.
- c. Receive Staff rept.: Consider and Approve RBC Capital Markets financial advisor proposal. Gerald White reported that RBC Capital had withdrawn their proposal as it will not conform to the necessary scope. Director Verry made a motion that no action should be taken on the RBC Capital Markets financial advisor proposal. Director Oliver seconded the motion. The motion carried 4-0.
- d. Receive Staff rept.: Consider and Approve Stelzner, Winter, etal; legal services proposal. Gerald White reported that the firm is dividing as of June 1, 2010. We would like to continue our relationship with Nann Winter therefore continuing service with the firm of Stelzner, Winter, Warburton etal. Director Verry made a motion to continue the relationship with Nann Winter and the firm of Stelzner, Winter, Warburton etal. Director Oliver seconded the motion. The motion carried 4-0.
- e. Receive Staff rept.: Consider and Approve HDR Amendment #2 for Wetland Delineation on El Vado Place for \$11,522.39. Gerald White reported the work associated with El Vado Place was out of the scope of the HDR original contract therefore it is recommended that we approve the above amount. Director Verry asked what was the solution for El Vado Place? White reported that 1. Install a culvert; which may be lower financial impact although the Corp of Engineers would require a review and an open for public comment. 2. Install a 100 foot bridge over the wetland area. HDR will need to delineate the area and then it can be handed over to AUI/BHI for design. This will continue to conform to the formation documents. Director Oliver made a motion to approve the \$11,522.39 HDR Amendment #2 of their contract. Director Verry seconded the motion. The motion carried 4-0.
- f. Receive Staff rept.: Consider and Approve Change Order #5 to AUI Contract for Design and construct Booster Station Chalet Unit 4 – CP 6 Revised for \$85,483.33. Gerald White reported that this is in fact change order #6. Based on information provided by Molzen-Corbin it will be necessary to install a small domestic water pump station to meet the required pressure. Director Oliver made the motion to approve the \$85,483.33 change order required to install the booster station. Director Verry seconded the motion. The motion carried 4-0.
- g. Receive Staff rept.: Consider and Approve Line of Sight Surveying Proposal – Item #1 Chalets Unit 3 for water tank; Item #2 right of way of Camino Real Chalets 2G. Gerald White reported that additional surveying will be needed for the water tank on Chalet Unit 3 and right-of-way on Chalet 2G. Director Verry made a motion to approve the additional survey. Director Oliver seconded the motion. The motion carried 4-0.

- h. Receive Staff rept.: Consider and Approve Surveying Control, Inc. Proposal – Topographic mapping for water storage tank in Chalet Unit 3. Gerald White reported need to develop a topographic map of the new water storage tank in Chalets Unit 3. The mapping was not included in the PID formation documents as was outside the scope of the project. The cost would be \$746.38. Director Verry made a motion to approve the \$746.38 mapping cost. Director Oliver seconded the motion. The motion carried 4-0.
- i. Receive Staff rept.: Consider and Approve Change Order #6 to AUI contract for South Angel Fire Rd Extension – added slope CP#9; \$24,273.57. Gerald White reported that this is in fact change order #5. This change order is to price the relocation of utilities through the new road at South Angel Fire Road Extension. That approximately 500 feet of trenching for the relocation of fiber optic and high voltage electrical lines will cost \$24,273.57. Director Oliver made a motion to approve the \$24,273.57 change order #5 for relocation cost. Director Verry seconded the motion. The motion carried 4-0.

XI. Reports

1) Committee Reports

- a. Project Director Gerald White reported that he and Carl Abrams attended the May 2nd meeting of the Village of AF and reviewed the 404 permit conditions. The Corp of Engineers has identified the fact that lot owners will require a COE in the event that construction on their property will impact wetlands. Therefore, Carl will produce a list of potential lot owners that may need Corp approval to build on certain lots. The Village will inform Realtors that they must have a clear understanding that potential buyers may need separate permits under the Federal Laws pertaining to wetland permits.
 - Electrical will not be installed until building permits are requested. Contractors will need to have a generator to proceed or wait until electric has been installed by Kit Carson. The PID will get an estimate from Kit Carson for installation of line, the PID will pay the estimate and Kit Carson will complete the installation. All project installation will be completed in a 6 year period.
 - We would like to address all potential change orders by the end of May, therefore we ask for a Special Board meeting to be held on May 26th review and approve change orders.
 - Carl Abrams reported that we have received the signed Kit Carson License Agreement. The Qwest agreement is still pending. We will supply conduit for each subdivision.
 - Carl reported the meeting with the Village on 4/20/10 resolved the issues on pipe sizes, pressure zones and fire hydrant location. The Final water system agreement was concluded.
 - Carl reported 6 out of 8 designs are 100% complete and approved. Chalet 2G Water Storage Tank is pending final tank location. Chalet 1A is pending regarding El Vado Place location of bridge.
 - South Angel Fire Road Extension work underway; road cut, utility relocation, and sewer continuation.

- CC 1B road grading, service line trenching underway. We are underway with trenching of AF Village North cul-de-sac sewer and water.
 - Marshall Vickers, AUI, Project Manager reported that the large trencher arrived today. 6 crews are on site and 3 more coming in by the end of May.
 - Gerald reported after meeting with Bob Sherwin; a Canadian product, environmentally safe, is being used on a Santa Fe project for road surfacing. It is a spray which combines with the soil in 2 hour and hardens. The cost is \$25,000 per mile. The Village will be reviewing the effectiveness of this product for possible usage.
- b. Construction Committee – Director Oliver reported that the Construction committee met on May 10, 2010 reviewing most of what has already been stated. They approve the invoices and recommend for payment.
- c. Finance Committee – Gerald White reported that we are working on the cash flow spreadsheet. Paul Cassidy, Donna Segura, Donna Holman and Penni Davey will meet to work out any gaps and finalize the budget. In the future, we will pay only HDR and AUI under the NMFA Loan #2 Account. All other invoices will come out of the general funds.

1. Audit ~ 2009 re-submittal with clarification. Penni Davey reported the 2009 audit report has been accepted by the State Auditors office. We will have the Audit report available in hard copy at the Special Board Meeting on May 26, 2010.

2. Treasurer Report - Account balances as of April 30, 2010

The First National bank of New Mexico

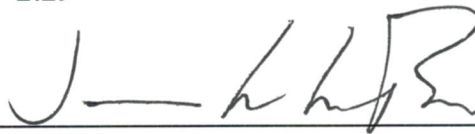
Regular Checking Account.....	\$258,295.56
Pre-Payment Interest Account...	\$14,703.47
Interest Bearing Account.....	\$2,671,403.55
Special Assessment Account.....	\$847,276.42
NMFA Loan #1 Account.....	\$302,986.48
(Kit Carson Reserve Account)	

Mellon Bank of New York NMFA Loan #2..... \$15,930,074.37

Nine checks cleared the regular checking account for a total of \$681,578.26

Four requisitions cleared NMFA Loan #2 account for a total of \$34,754.74

1. Adjournment - 2:29



James LeBus, Chairman

ATTEST:

Penni Davey, District Administrator

