

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

3465 Mountain View Blvd., Suite 14      PO Box 1046, Angel Fire, NM 87710      575-377-3483

### **PID Special Board Meeting Minutes June 27, 2012 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 LeBus, Vice Chairman Rakes (by phone), Director Steve Oliver, Director Chuck Verry and Director Alan Young (by phone). 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 with no changes. Director Oliver seconded. The motion carried 4-0.
- E. Approve June 13, 2012 Minutes - Director Verry moved to approve the June 13, 2012 meeting minutes. Director Oliver seconded. The motion carried 4-0.
- F. Requests and Responses from the Audience (Limit to 3 minutes) – None.
- G. Announcements and Proclamations – None.
- H. Business
  - 1. Introduce Resolution 2012-3 Approving Final Budget (Final action contemplated on July 11, 2012.) Ms. Sollars reported that no action was required on this item until July 11, 2012.
  - 2. 2<sup>nd</sup> Reading of Preliminary Budget – Ms. Sollars reported that the adjusted budget cannot be finalized yet due to end of year numbers waiting on bank statement reconciliations. However, the adjusted expenditure numbers are final. The Administrative Fund budget increased by \$16K due to administrative consultant rate increase, legal expenses for Administrative Hearings, and office supply cost projections. The Capital Improvement Fund budget increased by almost \$150K due to HDR costs still being negotiated. The Debt Service Fund budget decreased by \$13K due to prepayments and a restructuring of the debt service schedule. Chairman LeBus opened the discussion to public comment. There were none.
  - 3. Consider and Approve McCabe Deed in Lieu and Resolution – Ms. Sollars reported that the Board will consider the McCabe Deed in Lieu under these conditions: that the property shall be free and clear of all liens and encumbrances, including Angel Fire Resort fees or dues and County taxes; that the owner shall be current on all District special levy assessments; that the owner agrees to acquire a title search or reimburse the District for the expense of a title search; that the owner agrees to reimburse the District for any filing fees or other costs; and that the owner agrees to transfer the lot via New Mexico Warranty Deed. Director Verry moved to approve Resolution 2012-2 accepting Angel Fire Village North, Lot 135 in lieu of foreclosure. Director Oliver seconded. Chairman LeBus stated that he would like to have this lot listed with Keller

Williams at the minimal commission price so that a new property owner will pay the annual assessment and decrease any loss to the other PID property owners. Ms. Winter had no objection to this approach. The motion carried 4-0.

4. Consider and Approve Open Meetings Act Resolution – Director Verry moved that Resolution 2012-4 Open Meetings Act be approved. Director Oliver seconded. Roll call vote: Vice Chairman Rakes; aye, Director Oliver; aye, Director Verry; aye, Director Young; aye. The motion carried 4-0

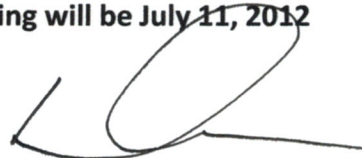
- K. Enter into Executive Session - At 1:41pm Chairman LeBus announced that we will have a closed Executive Session Meeting. Director Verry moved to enter into Executive Session. Director Oliver seconded. Roll Call vote: Vice Chairman Rakes; aye, Director Oliver; aye, Director Verry; aye, Director Young; aye. The motion carried 4-0.

Chairman LeBus returned to the Board Meeting at 2:04 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) and (J) the PID Board held a closed meeting on June 27, 2012 at 1:41 pm at the Village Hall Meeting room to status of current legal issues. 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.

- L. Adjournment - Chairman LeBus announced the meeting adjourned at 2:04 pm.

**Next Regular PID Board Meeting will be July 11, 2012**



Daniel Rakes, Vice Chairman

ATTEST:



Sally Sollars, District Administrator