

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
August 11, 2010 at 1:30 p.m. at the Village Hall Meeting Room

- I. Call to Order – Vice Chairman Dan Rakes called the meeting to order at 1:30 pm.
- II. Pledge of Allegiance – Vice Chairman Rakes called for the Pledge of Allegiance.
- III. Roll Call – Present were Vice Chairman Rakes, Directors Chuck Verry and Steve Oliver. Also present by phone were Director Alan Young and Nann Winter, General Counsel. Gerald White, Project Director, Sally Sollars, District Administrator, Marshall Vickers of AUI, and Carl Abrams of HDR were present. Absent was Chairman Jim LeBus. We have a quorum.
- IV. Approval of Agenda – Director Oliver motioned to move the Executive Session to the end of the agenda. Director Verry seconded. The motion was carried 3-0.
- V. Approve Minutes
 1. July 15, 2010 Board Meeting – Director Verry motioned to approved the July 15, 2010 minutes. Director Oliver seconded. The minutes were approved 3-0.
 2. July 23, 2010 Special Board Meeting - Director Verry motioned to approved the July 23, 2010 minutes. Director Oliver seconded. The minutes were approved 3-0.
- VI. Requests and Responses from the Audience (Limit to 3 minutes) – none.
- VII. Announcements and Proclamations – none.
- VIII. Consent Agenda - Director Verry motioned to approve the consent agenda. Director Oliver seconded. The consent agenda was approved 3-0.
 1. HDR Engineering, Inc. Invoice #218786-H - \$70,425.96
 2. AUI, Inc. Phase IIB Invoice June 26-July 25, 2010 - \$3,050,809.44
 3. Surveying Control, Inc.; Job # 2008.046 - \$746.38
 4. Sheehan & Sheehan, P.A.; Invoice #29305 – general counsel - \$1,591.65
 5. Stelzner, Winter, et al – general counsel - \$1,567.40
 6. Stelzner, Winter, et al – litigation counsel - \$1,768.70
 7. Kamm & McConnell, invoices #31179-31195 - \$6,033.12
 8. Taussig; Invoice # 1068553 - \$3,904.88
 9. Gerald White; Invoice # 12 - \$6,540.74
 10. Sally Sollars; Invoice #2 (7/10/10-8/6/10) - \$3,115.69
 11. Donna Holman; Invoice #2010-07 - \$845.87
 12. Angel Fire Chamber of Commerce; Invoice #MEM 58 - \$326.00
 13. BMWS; Sept rent - \$330.00
 14. Qwest; Account No.: 575-377-3483-459B - \$211.96

15. Village of Angel Fire; conf. call expense (June) - \$42.32
16. Sangre de Cristo Chronicle; 8-1-10 Invoice - \$320.03
17. Petty Cash Report Balance \$81.48

IX. Business

1) New

a. Consider and Approve Change Orders

1. AUI Change Order #13a Qwest Conduit Material & Installation (2") - Country Club 1B & Chalets Unit 2G.
 - Project Director Gerald White reported that this is the first of two or more change orders that relate to Qwest material and labor. We've negotiated using 2" conduit instead of 4" conduit in the amount of \$38,958, saving in the order of \$25,000. He recommended approval of change. Director Oliver moved to approve Change Order #13a. Director Verry seconded. The motion carried 3-0.
2. AUI Change Order #14 San Mateo Waterline Extension
 - Project Director Gerald White reported that based upon previous discussion it is preferable to replace 750' of the Village's 30 year old waterline. We will be paying the contractor the full amount of the work and be reimbursed \$10,000 from the Village. The net cost will be \$19,748.90 including GRT. Director Oliver moved to approve Change Order #14. Director Verry seconded. The motion carried 3-0.
3. AUI Change Order #9a Water Storage Tank Chalets Unit 2G Relocation - Net credit 8" pipe from AF Resort
 - Project Director Gerald White reported that this change relates to moving the water tank up 1800' with a 6" waterline to feed water. He has located and purchased surplus 8" pipe left over from a Resort project. The net difference in cost is a credit of \$3,258.58. AUI will credit the difference. Director Oliver moved to approve Change Order #9a. Director Verry seconded. The motion carried 3-0.

b. Approve Purchase of Direct Burial Cable through Kit Carson.

- Project Director Gerald White reported that the balance of the \$100,000 prepayment to Kit Carson for materials is a credit of \$15,170.48. He is now requesting that we purchase 1 reel of 1/0 burial cable and 2 reels of 4/0 burial cable to have on reserve for connecting service in the future. The cost of the cable is \$69,860 minus the credit, making the purchase amount \$54,690. Director Oliver moved to approve the purchase. Director Verry seconded. The motion carried 3-0.

X. Reports

1) Project Director Report

- Gerald White reported Quest savings in the amount of \$20,000 - \$25,000 for deletion of service lines and use of 2" versus 4" conduit in CC1B and Chalet 2G.

- The installation of 3 phase electricity to Country Club 1B was scheduled to be routed through torturous terrain. An alternative route along the water line easement will result in significant savings.
- At Caballo in Chalet 1A the electrical service will have to go under Highway 434 which will require an encroachment permit from New Mexico DOT and which could take some time to obtain. This issue will apply to Kit Carson as well as Qwest.
- At the Ridgestone Condos on San Mateo all of the driveways encroach on the right of way as well as some landscaping. We are talking with the owners and are trying to limit the impact. We will be sending a letter to owners telling them there will be an impact, primarily for drainage coming from the west downhill.
- Gerald White met with Frank Young a couple of weeks ago. Frank's concern is crossing for hikers and wildlife on Valle Grand Trail. He asked for ramps. Gerald is not in favor of ramps because they might encourage ATVs. Instead, stairs were suggested. Director Rakes suggested ramps with poles placed strategically. Also, ADA compliance issues need to be checked. Further consideration is necessary. Valle Grand Trail will be completed in about 6-8 weeks and Gerald would like to have this issue resolved by then.
- Carl Abrams, HDR, reported that only two plans sets are still to be finalized: Chalet 2G and Chalet 1A. Changes to the previous Chalet 2G drafts include a pressure transducer at the tank at Village request and expense. Chalet 2G plans are waiting on Village final approval. Chalet 1A plans are waiting final bridge design.
- South Angel Fire Road - we are waiting on Qwest to cut in the fiber optic cable, which is anticipated August 23rd. Once that happens AUI will be able to connect to Highway 434.
- Angel Fire Village North - has rough graded roads, water line is nearly complete and water and sewer testing has begun.
- Country Club 1B - rough grading and water line is complete. Water service and fire hydrant installation is well under way. The water storage tank is complete and waiting coding.
- Angel Fire Village West - rough road grading is complete. Sewer and lift station are being installed. The San Mateo water line is being installed. Sewer testing is about half done. Trenching for the water line has begun.
- Country Club I & II - rough grading and sewer line installation is complete. The lift station is complete and sewer testing has begun.
- Chalet 2G - water tank is complete and ready for coding. H Excavation is 80-90% done with rough road grading. The water line installation has started.
- Chalet 1A - road rough grading is done on Caballo Lane. El Vado Place has some work done, but the bridge design has held up work.

- Country Club IA - road rough grading and water line installation is complete. Installation of dry utilities should start next week.
- Chalet 4 - roads are rough graded.
- All subdivisions are under construction at this time. AUI has 14 crews working seven days a week.

2) Committee Reports

- Construction Committee
 - Director Oliver reported that the Construction Committee met this week. They discussed the construction progress herein reported by Carl Abrams. The AUI and HDR invoices for July were approved.
- Finance Committee – Nothing to report.

3) Treasurer Report - Director Verry pointed the Board Members attention to the Treasurer's Report dated 8-11-2010. He reported that all monies are available for spending except the Assessment Account, which is used to pay back the loan.

XI. Enter into Executive Session – At 2:03 pm Vice Chairman Rakes announced that we will have a closed Executive Session Meeting. Director Verry moved to enter into Executive Session. Director Oliver seconded. The motion carried 3-0.

Vice Chairman Rakes returned to the Special Board Meeting at 2:33 pm by stating "No decisions were made during the Executive Session and the only items discussed were on the agenda".

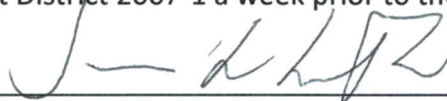
Let the record show that pursuant to NMSA 1978, Section 10-15-1 (H) and (J) the PID Board held a closed meeting on August 11, 2010 at 2:03 pm at the Village Hall Meeting room to discuss the status of current legal issues and mediation conference. Let the minutes reflect that the matters discussed in the closed meeting were limited only to those specified in the notice of the separate closed meeting.

XII. Adjournment - 2:33 pm

Next Regular PID Board Meeting will be September 8th, 2010

The Public is Welcome and Invited to Attend

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the meeting, please contact the Public Improvement District 2007-1 a week prior to the meeting or as soon as possible.



James LeBus, Chairman

ATTEST: 

Sally Sollars, District Administrator