

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

August 13, 2015 at 2:00 pm at the PID Board Room

- A. Call to Order - Chairman Alan Young called the meeting to order at 2:02 pm.
- B. Pledge of Allegiance – Chairman Young called for the Pledge of Allegiance.
- C. Roll Call - Present were Chairman Alan Young, Director Chuck Verry, Director Don Borgeson, and Director Carl Abrams (by phone). Vice Chairman Dan Rakes was absent. Also present was Sally Sollars, District Administrator and Nann Winter, General Counsel. A quorum was present.
- D. Approval of Agenda - Director Verry moved to approve the agenda as written. Director Borgeson seconded. The motion carried 4-0.
- E. Approval July 9, 2015 Minutes - Director Verry moved to approve the July 9, 2015 Minutes as written. Director Borgeson seconded. The motion carried 4-0.
- F. Requests and Responses from the Audience (Limit to 3 minutes) – None.
- G. Announcements and Proclamations – None.
- H. Enter into Executive Session - At 2:04 pm Chairman Young 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 Verry moved to enter into Executive Session. Director Borgeson seconded. Roll call vote: Chairman Young; aye, Director Verry; aye, Director Borgeson; aye, Director Abrams; aye. The motion carried 4-0.

Chairman Young returned to the Board Meeting at 2:40 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) (7) on August 13, 2015 at 2:04 pm 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 regarding tax exempt status with the Colfax County Assessor. 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. Consent Agenda – Director Verry moved to approve the Consent Agenda. Director Borgeson seconded. The motion carried 4-0.
 - 1. David Taussig & Associates; Invoice #1506113 - \$3,870.16
 - 2. Stelzner, Winter, et al; Invoice #8311 - \$4,725.63
 - 3. Kit Carson Electric; Invoices #1510, 1511, 1512 - \$58,243.28
 - 4. Sally Sollars; Invoice #62 - \$5,216.11
 - 5. CenturyLink; Invoice dated 7/25/15 - \$223.04

6. BMWS; Invoice #08-0008 76 - \$380.00
7. AT&T; Invoice dated 7/1/15 – \$27.67
8. Petty Cash Report; Balance \$67.69

J. Reports

1. Administrative Report – Ms. Sollars reported that she will be delivering a check to Kit Carson for the final sections of wire to be pulled in Country Club 1&2. She was promised the actual cost invoices for the work done last year in Angel Fire Village North, but they have yet to arrive. Once those have been received and reconciled any overcharges will be applied to the work to be done in Angel Fire West Village. Ms. Sollars is preparing the Rebate Request #5. Rebate Request #4 for \$2,350 was received this month.

Chairman Young, Director Borgeson, and Ms. Sollars will have a meeting this afternoon with County Assessor Linda Gallegos to try to resolve the District's tax exempt status. County Treasurer Kathy Trujillo said that the delinquent PID properties would not be put on the State tax sale list. Ms. Winter is investigating whether the District as a public entity must pay a property owner's delinquent property taxes when the District forecloses on that property.

Director Borgeson reported that there are 320 Angel Fire lots that are delinquent on property taxes. 107 of those are PID properties. 76 of those PID delinquencies are owned by people from California, Florida and elsewhere that speculated on the property. Director Borgeson said that he did not expect those 76 property owners to pay those delinquent accounts. Mr. Borgeson said that he had forwarded the list to the County Assessor, the County Manager, and the Village Mayor because he believes that all are affected by these same owner's delinquencies. Ms. Winter asked that Ms. Sollars find the name of the person making the decision not to attempt to sell the delinquent PID properties.

The Fiscal Year 2016 Final Budget and the Fiscal Year 2015 budget adjustments and quarterly report have been submitted to DFA. DFA has a new rule that every transfer of money between funds must be accompanied with a Board approved resolution at the time of the transfer. This new rule must be considered when revisions are made to the consent to pay invoice process. There are two reasons to transfer money: to transfer money from the General Fund to the Capital Improvements Fund to pay for the wetland mitigation and Kit Carson to pull wire and from the General Fund to the Debt Service Fund to make the debt service payments.

June collections were \$520,556, which was \$19K short of the projection. One prepayment was received this month for \$15,500.

The audit has begun. The on-site visit is tentatively scheduled for October 12. Ms. Sollars received two lists of requests of information. One is a general information list with 50 items requests. The other is a 49 item list of accounting documents requested. Ms. Sollars said that she would be doing her own audit of the accounts prior to shipping the documents to the auditor.

The Felts appeal of the administrative hearing decision was accidentally dismissed by his lawyer. Ms. Armstrong is now asking the court to reinstate the case. With a new District Judge the case could take quite some time to be ruled upon.

Ms. Sollars has updated the website to include the Fiscal Year 2016 documents. A problem with MacIntosh users not being able to see the menu has been discovered. Ms. Sollars and the District's tech support are working to resolve this. 747 people have visited the site in the last 30 days. The most popular pages visited on the site are Agenda and Minutes, Assessment per Lot, Resolutions, and Lump Sum Prepayments.

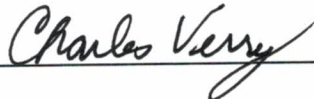
Ms. Sollars still is working on new board orientation documents. She is setting up new fiscal year reports and notebooks and continues to work at archiving.

Ms. Sollars reminded the Board that the Moreno Valley High School is moving into the building. Management told Ms. Sollars that there will be designated parking spots for the other tenants of the building.

Chairman Young said that he would be stepping down from the Construction Committee and assigned Director Abrams to take his place. Chairman Young will remain on the Finance Committee.

2. Treasurer's Report – Director Verry asked if all had received the Treasurer's Report and if there were any questions. There were none.
- L. Adjournment – Chairman Young adjourned the meeting at 2:59 pm.

Next Regular PID Board Meeting will be September 10, 2015



Chuck Verry, Chairman Pro Tem

ATTEST: 
Sally Sollars, District Administrator