

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 14, 2014 at 2:00 pm at the PID Board Room

- A. Call to Order - Chairman Pro Tem Chuck Verry called the meeting to order at 2:00 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, Chairman Jim LeBus (by phone), and Vice Chairman Rakes (by phone). Director Alan Young was absent. A quorum was present. Also present was Sally Sollars, District Administrator.
- D. Approval of Agenda - Director Borgeson moved to approve the agenda. Chairman LeBus seconded. The motion carried 3-0.
- E. Approve July 17, 2014 Minutes - Director Borgeson moved to approve the July 17, 2014 minutes. Chairman LeBus seconded. The motion carried 3-0.
- 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 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. Vice Chairman Rakes seconded. Roll call vote: Chairman Pro Tem Verry; aye, Chairman LeBus; aye, Vice Chairman Rakes; aye, and Director Borgeson; aye. The motion carried 3-0.

Chairman Pro Tem Verry returned to the Board Meeting at 2:16 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) on August 14, 2014 at 2:05 p.m. at the PID Board Meeting Room the PID Board held a closed meeting to discuss threatened litigation. 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
 - 1. Consider and Approve Resolution 2014-7 Mathwig Deed in Lieu – Chairman LeBus moved to approve Resolution 2014-7. Director Borgeson seconded. Ms. Sollars reported that the formal agreement with Mr. Mathwig had not yet been signed. The motion was defeated 3-0.
- J. Consent Agenda – Chairman LeBus moved to approve the Consent Agenda as written. Director Borgeson seconded. The motion carried 3-0.
 - 1. Stelzner, Winter, et al; Invoices #6914/6915/7028/7033 - \$17,154.63
 - 2. David Taussig & Associates; Invoice #1406079 - \$3,774.84
 - 3. Kit Carson Electric; Invoices #1402/1403 - \$38,437.30

4. Sally Sollars; Invoice #50 - \$5,780.14
5. BMWS; August Rent; Invoice #08-0008 64 - \$380.00
6. CenturyLink; Invoice dated 7/25/14 - \$216.15
7. Sangre de Cristo Chronicle; Invoice dated 8/3/14 - \$95.78
8. Petty Cash Debit Card Replenishment – \$210.00
9. Petty Cash Report; Balance \$183.49

K. Reports

1. Administrative Report – Ms. Sollars reported that within the month Blue Earth Ecological will be replacing the IRIS tubes, which measure conditions at the Wetland Mitigation Area. John Pittenger of Blue Earth will probably also reseed spots needing more vegetation.

Richard Martinez from Kit Carson reported to Ms. Sollars that conduit could not be located in five of the sections in Village North where they are pulling wire. Ms. Sollars consulted with Carl Abrams, HDR, who said that the conduit was shown on the record drawings. However, where Kit Carson had existing junction boxes, AUI construction crews installed conduit up to 10 feet away to avoid high voltage lines. Mr. Martinez and Kit Carson's field supervisor, Dennis Gonzales, along with Directors Young and Borgeson and Ms. Sollars conducted field visits to each section. The stub outs were exactly where the record drawings indicated.

A building permit was issued for a property in Country Club 1A. Kit Carson is pulling wire there this week. Once all this is done, electrical wire installation in Village North and Country Club 1A will be complete.

The County has not responded to General Counsel's letter and third request to have the PID owned properties removed from the tax roll pursuant to the PID Act and the NM State Constitution. Ms. Sollars contacted the State Attorney General's office on August 1st. The representative at the Attorney General's office did not think that the matter was their jurisdiction, but did accept an email summarizing the problem and the attempts made toward resolution. The AG's office has not responded. Ms. Sollars then contacted Larry Marshall at DFA. Mr. Marshall also did not know who the appropriate contact person would be, but requested a summary of the attempts toward resolution. Mr. Marshall will investigate the matter.

The website upgrade is still on hold to do audit preparations.

June collections were \$30,978, which is \$5K more than projected. Ms. Sollars is in process working on the end of year financials and audit preparations. The Fiscal Year 2014 audit site visit is scheduled for September 22nd. The 2012 demand letters have been mailed. The Finance Committee and the Construction Committees met on July 31st.

Ms. Sollars reported that the CenturyLink discount package on the internet service has expired. She will renew the discount for one year. She is also considering eliminating the fax line. She said that she receives less than five faxes per year.

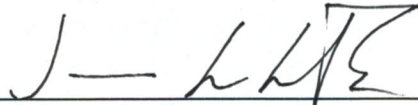
The Mathwig agreement is drafted but not yet finalized. As soon as the agreement is ready it will be presented to Mr. Mathwig for signature and action.

Cathe Moon, local Realtor and Board Member of the Taos County Association of Realtors, asked for a conference call with the legal counsels of the Realtors Association of New Mexico and the District to discuss the difficulty experienced completing the PID Disclosure form. The District's legal counsel had directed Ms. Sollars to provide the information required to complete the form, but not to actually complete the form herself. The form was thought to be the responsibility of the real estate professionals. This has caused frustration among the agents. Together Ms. Moon and Ms. Sollars realized that the form contains specific PID language which is not easily understood by the real estate community. Director Borgeson suggested that the Board might consider Ms. Sollars completing the form on behalf of the agents.

2. Finance Committee Report – None.
3. Construction Committee Report – None.
4. Treasurer's Report – Chairman Pro Tem Verry asked if there were any questions. There were none.

L. Adjournment – Chairman Pro Tem Verry adjourned the meeting at 3:31 pm.

The next Regular PID Board Meeting will be September 11, 2014.



Jim LeBus, Chairman

ATTEST: 
Sally Sollars, District Administrator