

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

September 10, 2015 at 2:00 pm at the PID Board Room

- A. Call to Order - Chairman Pro Tem Chuck Verry called the meeting to order at 2:01 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), Chairman Alan Young (by phone), Vice Chairman Dan Rakes (by phone), and Director Don Borgeson. Director Carl Abrams (by phone) joined the meeting during Business. Also present was Sally Sollars, District Administrator and Nann Winter, General Counsel. A quorum was present.
- D. Approval of Agenda – Chairman Young moved to approve the agenda. Vice Chairman Rakes seconded. The motion carried 4-0.
- E. Approval August 13, 2015 Minutes – Director Borgeson moved to approve the August 13, 2015 Minutes. Chairman Young seconded. The motion carried 3-0 with Vice Chairman Rakes abstaining.
- F. Requests and Responses from the Audience – None.
- G. Announcements and Proclamations – Ms. Sollars announced that she would be out of the office from Wednesday, September 16th and would be returning the following Tuesday.
- H. Enter Executive Session - At 2:10 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. Chairman Young seconded. Roll call vote: Chairman Pro Tem Verry; aye, Chairman Young; aye, Vice Chairman Rakes; aye, Director Borgeson. The motion carried 4-0.

Chairman Pro Tem Verry returned to the Board Meeting at 2:57 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 September 10, 2015 at 2:10 pm at the PID Board Meeting Room the PID Board held a closed meeting to address legal action the District is considering regarding tax sales with the State Property Tax Division. 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 2015-11 Transfer from General Fund to Debt Service Fund – Director Borgeson moved to approve Resolution 2015-11. Vice

Chairman Rakes seconded. Chairman Pro Tem Verry said that this is a basic housekeeping resolution now required by DFA. The motion carried 4-0.

2. Consider and Approve Resolution 2015-12 Transfer from General Fund to Debt Service Fund – Director Borgeson moved to approve Resolution 2015-11.

Chairman Young seconded. The motion carried 4-0.

- J. Consent Agenda – Chairman Young moved to approve the Consent Agenda.

Director Borgeson seconded. The motion carried 5-0.

1. Stelzner, Winter, et al; Invoice #8464 - \$2,504.70
2. Kit Carson Electric - None
3. Angel Fire Computer Guy (Kevin Robnett); Invoice #1397/1400 - \$90.00
4. NMFA Bond Call; Prepayment - \$245,000.00
5. Interest due to Prepayment Account - \$6,586.66
6. Sally Sollars; Invoice #63 - \$5,633.98
7. CenturyLink; Invoice dated 8/25/15 - \$222.81
8. BMWS; Invoice #08-0008 77 - \$380.00
9. AT&T; Invoice dated 8/1/15 - \$20.69
10. Petty Cash Report; Balance \$59.04

- K. Reports

1. Administrative Report – Ms. Sollars reported that Kit Carson finally supplied all of the actual cost invoices for work done in Angel Fire Village North plus a surprise invoice for rental equipment for four months. Until that last invoices arrived, the record showed that the District has overpaid about \$50K, which it intended to credit to the pending payment for work to begin in West Village. However, the last two invoiced received were for more than that \$50K and now reflected an over \$6K underpayment. Ms. Sollars will request back up documentation on the rental costs were spent on District only projects. The payment to begin West Village work will be held until the proper documentation is in place. As it stands right now with Kit Carson project costs, the replenishment of the Kit Carson account may be significantly lower next fiscal year than originally planned.

John Pittenger of Blue Earth Ecological Consultants will be here next Monday to pull the IRIS tubes, which are the measure of the hydrolic soil conditions. It is anticipated that the wetland mitigation area will have met all the Corps of Engineer 404 Permit requirements by the end of the year. The requirements have to be met within five years, but the Corps may release the District from further monitoring if the criteria are met this year.

As of August 28, the Colfax County Tax Assessor agreed that the District is a political subdivision of the state and, therefore, tax exempt. However, according to tax statute, the District will still owe the taxes for the first year of ownership. The Colfax County Treasurer is preparing the bills.

July collections were \$122,496, which is \$100K over the projections. DFA has officially approved the Fiscal Year 2016 budget. Treasurer Verry and Ms. Sollars met with Kevin Mutz, manager of International Bank, and discussed what the bank might offer the District. The CFO from Raton called yesterday and offered 100% pledge coverage of the District deposits, .31% interest, and free checks. The current bank interest is .20%. Chairman Pro Tem Verry said that the personal relationship with the current bank has deteriorated. Vice Chairman Rakes said that he felt very comfortable with International Bank management. The Finance Committee recommends moving the District accounts to International Bank. A resolution will be prepared for Board approval at the next meeting.

Ms. Sollars finished sending the initial audit reports to the auditor. Next the auditor will request sample documentation to be copied and sent. In the past Ms. Sollars had supplied the samples in a three-ring binder at the time of the on-site visit. However, the auditor has requested that the sample documentation be sent electronically ahead of the on-site visit. She said because the firm does not have many Northern New Mexico clients that the District was expected to do more than before to keep costs down. The on-site visit will be only two and a half days and the auditor intends to have most of the report prepared in advance, to be verified in person. One or two Board members will need to be available for the audit entrance conference on October 12 at 10 am and for the exit conference on October 14 at 1 pm.

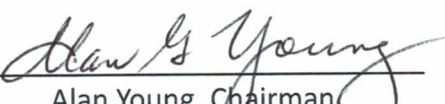
The District received one prepayment for \$109K. A \$245K bond call is being prepared. The District also must pay the interest credited to the property owner, but still due to NMFA in the amount of \$6,587.

The website was hacked this week. Kevin Robnett had recommended security plugin for the District website a couple of weeks ago, which found the hacked code and isolated it. Mr. Robnett instructed Ms. Sollars on how to deal with such occurrences. The hack was removed at the code level.

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 Pro Tem Verry adjourned the meeting at 3:15 pm.

ATTEST:


Sally Sollars, District Administrator


Alan Young, Chairman