

PID Board Meeting Minutes
September 14, 2011 at 10:30 am at the Village Hall Meeting Room

- A. Call to Order - Chairman Jim LeBus called the meeting to order at 10:30 am.
- B. Pledge of Allegiance - Chairman LeBus called for the Pledge of Allegiance.
- C. Roll Call - Present were Chairman LeBus, Director Chuck Verry, Director Steve Oliver, and Director Alan Young (by phone). Vice Chairman Dan Rakes joined the meeting by phone at 11:01 am, but had phone connection difficulties and left the meeting at 11:35 am. A quorum was present. Also present were Gerald White, Project Director, Sally Sollars, District Administrator, and Jerome Marez, HDR.
- D. Approval of Agenda - Director Verry moved to approve the agenda. Director Oliver seconded. The motion carried 3-0.
- E. Enter into Executive Session - At 10:31 am Chairman LeBus announced that we will have a closed Executive Session Meeting. Director Oliver moved to enter into Executive Session. Director Verry seconded. The motion carried 3-0.

Chairman LeBus returned to the Board Meeting at 10:56 am 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 September 14, 2011 at 10:31 am 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.

- F. Approve Minutes – Director Verry moved to approve the August 10, 2011 Board Meeting Minutes. Director Oliver seconded. The motion carried 3-0.
- G. Requests and Responses from the Audience (Limit to 3 minutes) – Chairman LeBus recognized Patrick and Joyce Burke, Angel Fire West Village, Lot 141. Mr. Burke said that after speaking with the Board at the August 10, 2011 meeting, he spoke with Penni Davey. He said that Ms. Davey does remember meeting with Mr. Burke. He reported that she said that she was willing to talk anyone from the PID about meeting with Mr. Burke. Mr. Burke reported that Ms. Davey stated there were no letters sent informing the public that prepayments could be accepted. Instead she said there was a notice in the paper and on the PID website, which Mr. Burke missed. Chairman LeBus asked Mr. Burke to request a letter from Ms. Davey. Chairman LeBus said that with a letter, the PID would have our legal team advise what can be done.

Chairman LeBus recognized Ron Glaser. Mr. Glaser asked if the October Board Meeting would be at 10:30 am. Chairman LeBus responded that yes, the meeting would be at 10:30 am.

- H. Announcements and Proclamations – Gerald White announced that he would be out of town the last week of September. Having committed to work through September, Mr. White said that he would work the first week of October instead.

I. Business

1. New Business

- a. Discuss Response to AUI Claim – Director Oliver moved that Chairman LeBus submit the response letter prepared by Gerald White to AUI. Director Verry seconded. The motion carried 3-0.
- b. Discuss Direction for HDR in light of Departure of Project Director – Gerald White reported that this is concerning the chain of command with the departure of the Project Director. Mr. White recommended the Construction Committee become the Project Director for purposes of the HDR contract. Director Verry so moved. Director Oliver seconded. The motion carried 3-0.
- c. Discuss Petty Cash Debit Card – Director Verry reported that it would be appropriate for a petty cash account with a debit card to be created so that the Administrator can purchase office supplies and other miscellaneous services requiring a credit card. Mr. Verry recommended a limit of \$500.00. Director Verry so moved. Director Oliver seconded. The motion carried 3-0.

2. Final Action Items

- a. Consider and Approve HDR Contract Amendment #3 – Gerald White reported that the expiration date in the HDR contract is September 30, 2011. We are now looking at a project completion date in October. This would represent \$18,000, if needed. Director Oliver so moved. Director Verry seconded. The motion carried 3-0.
- b. Consider and Approve Change Order #26 – Back Basin Road Deduct Reversal – Gerald White reported that there was some confusion last year that part of Back Basin Road had already been completed. However, it was discovered this year that lower section of Back Basin Road had been missed because it terminates in a cul du sac. Five Springs Road has mistakenly been identified as Back Basin Road. (At this point Vice Chairman Rakes joined the meeting by phone.) This Change Order reverses the previous deduction. Director Oliver so moved. Director Verry seconded. The motion carried 4-0.
- c. Consider and Approve Change Order #27 – Quantity Adjustments to Change Order #9 Chalets 2G Water Storage Tank Relocation – Gerald White reported that when the water tank was moved in Chalets 3 there was an estimated amount of pipe needed. The actual pipe used was slightly more, representing about \$2,000. Director Oliver moved to approve Change Order #27. Director Verry seconded. The motion carried 4-0.
- d. Consider and Approve Change Order #28 – 2011 Claims: SWPPP Winter Months – Gerald White reported that this Change Order concerns the extension of the AUI contract into 2011. Over the winter AUI was required to pay for SWPPP inspections in the amount of \$3,900. Director Oliver moved

to approve Change Order #28. Director Verry seconded. The motion carried 4-0.

- e. Consider and Approve Change Order #29 – Valle Grande Trail South Manhole & Valve Extensions – Gerald White reported that this Change Order concerns the manholes installation below the elevation required by the Village. This is a minor adjustment in the order of \$3,000 for material only. Director Oliver moved to approve. Director Verry seconded. The motion carried 4-0.
- f. Consider and Approve Change Order #30 – Chip Seal Width Reduction Valle Grande Trail South – Gerald White reported that this is a deductive Change Order. The original contract called for chip seal laid at a 24 foot width. The Village agreed to reducing the width of roads to 20 feet driving width. The price for the chip seal section was reduced proportionately by \$22,121. Director Oliver moved to approve. Director Verry seconded. The motion carried 4-0.

- J. Consent Agenda – Director Verry moved to approve the consent agenda with the addition of Reiman Corp SW; Invoice #1, which arrived too late for agenda but does require immediate payment. Gerald White stated that this invoice covers about 75% of the Reiman contract. Director Oliver seconded. The motion carried 4-0.

- 1. HDR Engineering, Inc.; Invoice #00320370-H - \$47,120.55
- 2. AUI; Invoice #Phase IIB; 7/25-8/25/11 Invoice - \$644,755.98
- 3. Kamm & McConnell; Invoice #32266-32282 - \$4,222.59
- 4. Stelzner, Winter, et al – General Counsel; Invoice #2753 - \$1,177.54
- 5. Stelzner, Winter, et al – Litigation Counsel; Invoice #2754 - \$3,478.30
- 6. Gerald White; Invoice #25 - \$2,965.27
- 7. Sally Sollars; Invoice #15 (8/6 – 9/9/11) - \$5,048.23
- 8. New Mexico Finance Authority; 8/30/11 Invoice - \$25,690.25
- 9. CenturyLink; 8/25/11 Invoice - \$173.01
- 10. Village of Angel Fire; Conf. Call Expense (July 2011) - \$32.56
- 11. BMWs; Invoice #08-0008-29 - \$330.00
- 12. Reiman Corp SW; Invoice #1 - \$217,682.88
- 13. Petty Cash Report; Balance \$85.96

K. Reports

- 1. Project Director Report – Gerald White reported that the contract baseline without Gross Receipts Tax was \$22,868,900. We are now standing at \$22,298,967 so we are approximately \$500,000 under budget. Overall, AUI is in punch list mode in every subdivision except Chalets 2G. Reiman Corp's work is out of the scope of the AUI contract, but is expected to be complete by mid October. Chalets 2G work will extend to mid October weather permitting. There are about 100 feet of dry utilities and 5 culverts yet to be installed before base course work gets rolling. Pressure tests on the water tank are ongoing and should be complete within a week.

Jerome Marez reported that the preliminary internal walk throughs have been conducted. Mr. Marez will meet with Mrs. Boyd and Mr. Driscoll this week to

discuss drainage solutions at the Ridgestone Condos. The existing culvert has been cleared and rip rap will be placed to avoid erosion.

Submittals for Acceptance to the Village will be on the September 27, 2011 Village Council agenda for Chalets 4, Country Club 1&2, Angel Fire West Village and Angel Fire Village North.

There is one outstanding issue on Alcalde in Country Club 1B in that the Qwest installed telephone line is too close to the surface in the V ditch and over a short distance. HDR is attempting to contact Qwest (CenturyLink) to mitigate this situation. (At this point, 11:35 am, Vice Chairman Rakes phone connection failed.)

Kit Carson has energized a section of Country Club 1B to Lot 7.

2. Administrator Report – Sally Sollars reported that the office received a current foreclosure report from our foreclosure counsel. There are currently 15 active cases. The County Treasurer's 2010 delinquency report will be arriving in October, which will start the 2010 tracking. As of October 2009, 2008 delinquencies stood at 14.43%. Currently the 2008 delinquencies are at 8.27%. As of October 2010, 2009 delinquencies stood at 18.47% and are currently at 11.94%. Eleven RFPs for Brokerage Services were delivered to all brokers in Angel Fire.

Ms. Sollars reported that the Fiscal Year 2010-2011 audit is in process this week. There will be an Audit Exit Conference this afternoon at 4:00. All Board Members are invited to attend, but Ms. Sollars requested that Chairman LeBus specifically be present at this conference. Director Verry stated that he would attend.

The Budget Adjustment Request for Fiscal Year 2010-2011 has been approved by DFA. The final approval for the Fiscal Year 2011-2012 Budget is pending. Isaac Montoya from DFA has requested and received additional information both from Taussig and from our office to complete the analysis of the proposed budget.

3. Committee Reports

- a. Construction Committee – Director Oliver reported that the Construction Committee met on Friday September 9th to review HDR and AUI invoice and get a report on the progress of construction.
- b. Finance Committee – Director Verry reported that the Finance Committee met with the Administrator last week to review budget and financial reports.
- c. Sales Committee – Gerald White reported that the Sales Committee met twice this month. Subsequent to the first meeting the Administrator circulated the RFP for Brokerage Services to all the brokers in the Valley. At the following meeting it was decided that the focus would be on the nationally affiliated firms. Mr. White also spoke with the brokers at Prudential and ReMax. Prudential did not express an interest, but ReMax wanted more detail of what a typical sales effort would look like. Mr. White

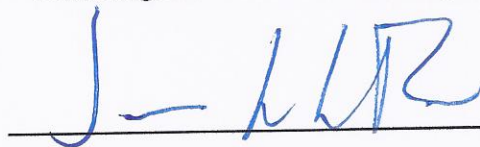
is working on an Excel workbook that will help determine an acceptable sales price based on an individual property's information. The Committee will also review and revise the contract offered in the RFP. Vice Chairman Rakes has identified a Foreclosure Auction company that the Committee will investigate as a possible avenue for disposing of the foreclosed properties.

d.

4. Treasurer Report – Director Verry asked if there were any questions about the September 14, 2011 Treasurer's Report. There were no questions.

- L. Adjournment – Chairman LeBus announced the meeting adjourned at 11:34 am.

Next Regular PID Board Meeting will be October 12, 2011



James LeBus, Chairman

ATTEST: _____

Sally Sollars, District Administrator