

Angel Fire Public Improvement District 2007-1

3465 Mountain View Blvd., Suite 14

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575-377-3483

PID Board Meeting Minutes

November 12, 2015 at 2:00 pm at the PID Board Room

- A. Call to Order - Chairman Pro Tem Don Borgeson called the meeting to order at 2:01 pm.
- B. Pledge of Allegiance - Chairman Pro Tem Borgeson called for the Pledge of Allegiance.
- C. Roll Call - Present were Director Don Borgeson (Chairman Pro Tem), Chairman Alan Young (by phone), and Director Chuck Verry (by phone). Director Carl Abrams joined the meeting by phone at 2:17 pm. Vice Chairman Dan Rakes joined the meeting by phone at 2:26 pm. A quorum was present. Also present were Sally Sollars, District Administrator and Nann Winter, General Counsel (by phone).
- D. Approval of Agenda – Director Verry moved to approve the agenda as written. Chairman Young seconded. The motion carried 3-0.
- E. Approval October 8, 2015 Minutes - Chairman Young moved to approve the October 8, 2015 minutes. Director Verry seconded. The motion carried 3-0.
- F. Requests and Responses from the Audience – None.
- G. Announcements and Proclamations – None.
- H. Enter into Executive Session - At 2:06 pm Chairman Pro Tem Borgeson 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. Chairman Young moved to enter into Executive Session. Director Verry seconded. Roll call vote: Chairman Young; aye, Director Verry; aye, Director Borgeson; aye. The motion carried 3-0.

Chairman Borgeson returned to the Board Meeting at 2:26 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 November 12, 2015 at 2:06 pm at the PID Board Meeting Room the PID Board held a closed meeting to discuss litigation the District is considering regarding outstanding Resort fees. 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 Abrams moved to approve the consent agenda. Vice Chairman Rakes seconded. There was no discussion. The motion carried 5-0.
 - 1. Stelzner, Winter, et al; Invoice #8640 - \$878.94
 - 2. Kit Carson Electric; Invoice #1506 - \$67,817.63
 - 3. Beasley, Mitchell & Co.; Invoice #90059736 - \$4,334.67

4. David Taussig & Associates; Invoice #1509148 - \$3,750.00
5. Angel Fire Computer Guy; Invoice #1414 - \$30.00
6. Sally Sollars; invoice #65 - \$6,625.47
7. CenturyLink; invoice dated 10/25/15 - \$243.26
8. BMWS; invoice #08-0008 79 - \$380.00
9. AT&T; Invoice dated 10/1/15 - \$40.80
10. Petty Cash Report; Balance \$39.44

J. Reports

1. Administrative Report – Ms. Sollars reported that she has requested the Kit Carson actual cost invoices for work done this year, with no response yet. She had a meeting with Richard Martinez on October 22 when she delivered the check for one section of wire to be pulled in West Village. Mr. Martinez said that he would review the whole month charges for the rental equipment used only hours for the District project. No word on that yet either. There had been a concern raised that the utility stubouts for a lot in West Village were not where they should be. Upon investigation, Ms. Sollars discovered not only that the utilities were where the record drawings indicated, but that there was a new build in process on that lot that the District was unaware of. The Village permit office has neglected to inform the District at the time the permit was issued. This necessitated scheduling one of the four sections that were on hold until the previous invoices were reconciled.

Director Borgeson added that he had talked with the builder, B J Lindsey. Director Borgeson asked Mr. Lindsey to pass on to the other builders that they may be able to get the electric faster if they inform the District office directly that they are initiating a building permit. This would give the District time to get the process with Kit Carson started in anticipation of a permit.

The third year report for the monitoring of the Wetland Mitigation Area is done and has been submitted to the USACE along with a request to be released from the permit. The report concluded that the permit requirements have been met.

The State had a Colfax County delinquent tax sale at the end of October. The Property Tax Division of the NM Taxation & Revenue did not return any calls or respond to emails from Ms. Sollars and Ms. Winter to discuss its decision to not include any delinquent District properties in the sale. Attempts are still being made to have a meeting with them. Director Borgeson reported that there were about 460 delinquent properties. Of those there were 380 properties in Angel Fire with about 100 of those being District properties. At the sale, only 6 properties were sold, but only one non-District property in Angel Fire.

September collections were \$1,300, which is about \$24K under the projection. However, the cash flow is still in pretty good shape. The next significant collection will be in December reflecting the tax bills that went out this month.

The auditors had promised a draft of the audit report by November 9, but Ms. Sollars said that she received an email today apologizing for a delay. They will be getting it to us as soon as possible. It is due to the State Auditor's office on December 1.

Ms. Sollars is recommending a Finance Committee meeting to discuss attempts to collect delinquent assessments. The efficacy of the delinquency letters is less than previously thought.

The tax bill calls have begun. Prepay requests have arrived in larger numbers than usual. There were 8 prepayment requests received in the last month. The website seems to be great at facilitating the property owner's prepayment requests.

2. Treasurer's Report – Director Verry asked if everyone had received the Treasurer's Report and if anyone had any questions. There were none.
- L. Adjournment - Chairman Pro Tem Borgeson adjourned the meeting at 2:45 pm.



Charles Verry, Chairman Pro Tem



ATTEST:

Sally Sollars, District Administrator