

Angel Fire Public Improvement District 2007-1

3382 Hwy 434, Unit A

PO Box 1046, Angel Fire, NM 87710

575-377-3483

Board Meeting Minutes

October 8, 2020 at 2:00 pm at the PID Board Room

- A. Call to Order – Vice Chairman Borgeson called the meeting to order at 2:00 pm.
- B. Roll Call - Present via Zoom were Vice Chairman Borgeson, Chairman Alan Young, Director Paul Cassidy, and Director Kevin Mutz. Director Dan Rakes was absent. A quorum was present. Sally Sollars, District Administrator, Nann Winter, General Counsel, and Tom McDonald, Property Owner were also present.
- C. Approval of Agenda – Chairman Young moved to approve the agenda. Director Mutz seconded. Roll Call Vote: Chairman Young; aye, Vice Chairman Borgeson; aye, Director Cassidy, Director Mutz; aye. The motion carried with none opposed.
- D. Approval September 10, 2020 Minutes – Director Cassidy moved to approve the September 10, 2020 minutes. Chairman Young seconded. Roll Call Vote: Chairman Young; aye, Vice Chairman Borgeson; aye, Director Cassidy; aye, Director Mutz; aye. The motion carried with none opposed.
- E. Requests and Responses from the Audience – Mr. McDonald, owner of Lot 1323 in Country Club 1&2, asked what the current plans were to deal with non-performing PID lots. He is interested in acquiring the non-performing lot next to his and wondered if he could negotiate a compromise with the affected parties including the District to purchase the lot more in line with its value. Chairman Young said that indeed the Board has been talking with the other parties, including the state and other government entities, about cleaning up the non-performing property list. An agreement is set to be signed, but plans have been put on hold due to COVID-19. Without that agreement, Chairman Young said that Mr. McDonald would have to negotiate separately with all parties, which he said he was willing to do. Ms. Winter suggested that Mr. McDonald make a formal request of the compromise he is considering and investigate whether the other lot owner would be a willing seller. The Board will discuss the matter at the next Board meeting in closed session.
- F. Announcements and Proclamations – Vice Chairman Borgeson said that this is the hottest real estate season in years. He reported that the prices of houses are going up so fast that people are considering land. Seventy-eight lots have sold so far this year, five of them PID lots. Forty-four lots were sold last year. More lots have sold this year than any year going back to 2008. Vice Chairman Borgeson reported that the new listing price will be on the MLS today.
- G. Business – None.
- H. Consent Agenda – Chairman Young moved to approve the consent agenda. Director Cassidy seconded. Roll Call Vote: Chairman Young; aye, Vice Chairman Borgeson;

aye, Director Cassidy; aye, Director Mutz; aye. The motion carried with none opposed.

1. Stelzner, Winter, et al; Invoice #16346 - \$539.38
2. Beasely, Mitchell & Co.; Invoice #90097659 - \$5,305.48
3. NMFA Bond Call and Debt Service; \$912,426.81
4. Village of Angel Fire; Invoices dated 10/1/20 - \$392.82
5. Colfax County Clerk; Filing Fees - \$50.00
6. Quill; Invoices dated 9/16/20 - \$354.97
7. Sally Sollars; Invoice #124 - \$6,456.18
8. Hasford Rentals; Invoice #90 - \$300.00
9. Northern NM Gas; **None**
10. Kit Carson Electric; Invoice dated 10/7/20 - \$90.41
11. CenturyLink; Invoice dated 9/18/20 - \$131.57
12. T-Mobile; Invoice due 10/13/20 - \$30.39
13. Petty Cash Report; Balance \$98.77

I. Reports

1. Administrative Report – Ms. Sollars reported that since the last meeting the Fiscal Year 2020 Audit Report was submitted and the District office physically moved from the “Kolwoski” building to the “Hasford” building. Mr. Sollars said she was grateful that the previous building owner, Warren Gallant, and his construction manager, Harry Tush, generously offered men and trucks to move the contents of the office. The District owes them thanks.

Ms. Sollars said that she is currently negotiating for less expensive Directors & Officers insurance. The most recent quote is only a few dollars less than the previous 3 years premium. The due date for the insurance payment is on December 10 and the insurance company is unwilling to change that date. In the past this has caused a late payment and late fees. Ms. Sollars suggested that the Board approve the payment prior to the December Board Meeting.

Also, Ms. Sollars said that the local bank statements tend to arrive after the Treasurer’s Report is due causing the bank staff to have to send electronic copies of the statements. She suggested that the Board approve her statement download privileges to avoid this in the future.

The Colfax County Treasurer’s Office alerted the District that two Releases of Cancellation of Special Levy were filed with the wrong owner numbers. Ms. Sollars said that the owner numbers are provided by Taussig after receiving them from the County. The original release owner numbers matched the data. However, the County Assessor’s Office confirmed the numbers were currently incorrect, but were attached to those properties in the past. It is a mystery how this happened, but the lists have been updated. Ms. Sollars filed new releases today.

August collections were \$16K, with none projected in the cash flow. Two prepayments have been received since the last Board meeting in the amount of \$45K. The Audit Report was submitted for approval to the Office of State Auditor on September 22nd, which is the earliest submission ever.

The District now has a cell phone instead of a landline. Ms. Sollars said that T Mobile has a government division that offered the cell phone for free and much reduced monthly fees.

The New Mexico Finance Authority (NMFA) debt service payment is due on November 1. It is no longer taking checks for payment, so Ms. Sollars will, via email, be seeking approval at the end of the month to wire the money from the Local Government Investment Pool accounts and to NMFA. A Bond Call is also scheduled from Prepayment receipts. In total \$912,426.81 will be sent, \$785K of which is principal.

Chairman Young asked the status of the agreement regarding the non-performing lots. Ms. Winter said that the document is ready to circulate for signature. Director Cassidy added that the NMFA staff has had significant turnover and he recommended that the District meet with the new staff to fill them in on the proposal. Chairman Young recommended that that be done in the next month or so.

2. Treasurer's Report – Vice Chairman Borgeson asked if there were any questions. There were none.
- J. Adjournment – Vice Chairman Borgeson adjourned the meeting at 2:29 pm.

Next Regular Board Meeting will be November 12, 2020



Don Borgeson, Vice Chairman/Chairman Pro Tem

ATTEST:



Sally Sollars, District Administrator