

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

March 11, 2021 at 2:00 pm

- A. Call to Order – Vice Chairman Borgeson called the meeting to order at 2:01 pm.
- B. Roll Call – Present were Vice Chairman Borgeson, Chairman Alan Young (by Zoom), Director Paul Cassidy (by Zoom) and Director Kevin Mutz (by Zoom). A quorum was present. Sally Sollars, District Administrator, and Dahlia Garcia, Senior Audit Manager for Beasley, Mitchell & Co. (by Zoom), were also present.
- C. Approval of Agenda – Chairman Young moved to approve the agenda. Director Cassidy seconded. Roll call vote: Vice Chairman Borgeson; aye, Chairman Young; aye, Director Cassidy; aye, and Director Mutz; aye. The motion carried with none opposed.
- D. Approval February 11, 2021 Minutes – Chairman Young moved to approve the February 11, 2021 Minutes. Director Mutz seconded. Roll call vote: Vice Chairman Borgeson; aye, Chairman Young; aye, Director Cassidy; aye, and Director Mutz; aye. The motion carried with none opposed.
- E. Requests and Responses from the Audience – None.
- F. Announcements and Proclamations – Ms. Sollars announced that she and Vice Chairman Borgeson will be receiving the Johnson & Johnson COVID-19 vaccine on March 16. Chairman Young is fully vaccinated.
- G. Business
 - 1. Approve Resolution 2021-7 Approving Fiscal Year 2020 Audit Report – Ms. Garcia spoke to the Board saying that the resolution is the final requirement for the audit dated June 30, 2020. It received unmodified opinion, which Ms. Garcia said that is the best opinion that can be received. There are no reservations on the District's financial statements and that the statements are represented fairly. Proper internal controls were found to be in place. Director Cassidy moved to approve Resolution 2021-7 Approving Fiscal Year 2020 Audit Report and thanked Ms. Garcia for her hard work. Chairman Young seconded. The motion carried with none opposed.
 - 2. Review and Approve Policy and Procedure Revisions - Ms. Sollars said that while reviewing Policy and Procedures in preparation for the next audit she found only the prepayment policy left to revised up to current actual practice. Chairman Young moved to approve the Prepayment Policy and Procedure revisions. Director Mutz seconded. Roll call vote: Vice Chairman Borgeson; aye, Chairman Young; aye, Director Cassidy; aye, and Director Mutz; aye. The motion carried with none opposed.
- H. Consent Agenda – Director Cassidy moved to approve the consent agenda. Chairman Young seconded. Roll call vote: Vice Chairman Borgeson; aye,

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

1. Stelzner, Winter, et al; Invoice #16998 - \$690.40
2. DTA; Invoice #2012345 - \$3,750.00
3. Sally Sollars; Invoice #129 - \$4,388.97
4. Hasford Rentals; Invoice #99 - \$300.00
5. Northern NM Gas; Invoice I002545 - \$144.22
6. Kit Carson Electric; Invoice dated 3/2/21 - \$65.11
7. T-Mobile; Invoice due 3/13/21 - \$88.82
8. Petty Cash Report; Balance \$98.77

I. Reports

1. Real Estate Report – Vice Chairman Borgeson reported that two of the District owned properties have been sold. Land real estate interest is continuing its high peak not seen in more than a decade. PID lot inquiries are continuing. He expects the interest to continue through Spring. He said that the average price on houses is almost \$600K, which is driving people to land.

Two District owned properties were sold. Ms. Sollars said she has been receiving several calls inquiring details on the District owned properties.

2. Administrative Report – The 2nd Quarterly Report was approved by DFA. February collections were \$44K, \$60 less than what was projected in the cash flow. However much more was collected in the last two months than was projected, so the year to date collections are still better than original projections.

The Kit Carson Rebate Request #8 will not be paid yet because they reported that not all of the properties on the list have received electrical service for a full 12 months yet. Ms. Sollars explained to them that because building permits longer are issued locally, she was forced to make a best guess of the meter numbers eligible for rebate from Vice Chairman Borgeson's real estate database. The Kit Carson Comptroller said that he would see if he could help coordinate for future rebate requests.

Ms. Sollars reported that the duplicate \$520K deposit to LGIP is now resolved. She said getting it cleared up took nine days and was impaired by bank internal communication procedures that delayed the process. The bank issued a letter to explain the \$520K discrepancy, which caused an inaccurate February Treasurer's Report.

A delinquency list of recent delinquent properties is currently being developed. A letter will go out to property owners who became delinquent in 2018, 2019, and on the first half of 2020 tax bill. Ms. Sollars and our DTA consultant will begin to pull together fiscal year 2022 budget numbers as soon as the 3rd Quarterly Report can be done by mid April.

3. Treasurer's Report – Vice Chairman Borgeson asked if there were any questions about the Treasurer's Report. M. Sollars pointed out that the February Report was also sent added notes on the \$520K discrepancy. There were no questions.
- J. Adjournment - Vice Chairman Borgeson adjourned the meeting at 2:39 pm.

Next Regular Board Meeting will be April 8, 2021



Don Borgeson, Vice Chairman/Chairman Pro Tem

ATTEST:



Sally Sollars, District Administrator