

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

May 13, 2021 at 2:00 pm

- A. Call to Order – Vice Chairman Borgeson called the meeting to order at 2:03 pm.
- B. Roll Call – Present were Vice Chairman Borgeson, Chairman Alan Young (by Zoom), Director Dan Rakes (by Zoom), and Director Kevin Mutz (by Zoom). A quorum was present. Director Paul Cassidy was absent. Sally Sollars, District Administrator was also present.
- C. Approval of Agenda – Director Rakes moved to approve the agenda. Chairman Young seconded. Roll call vote: Vice Chairman Borgeson; aye, Chairman Young; aye, and Director Rakes; aye. The motion carried with none opposed.
- D. Approval April 8, 2021 Minutes – Chairman Young moved to approve the April 8, 2021 Minutes. Director Rakes seconded. Roll call vote: Vice Chairman Borgeson; aye, Chairman Young; aye, Director Rakes; aye, and Kevin Mutz; aye. The motion carried with none opposed.
- E. Requests and Responses from the Audience – None.
- F. Announcements and Proclamations – None.
- G. Business
 - 1. Approve Fiscal Year 2022 Interim Budget – Director Rakes moved to approve the Fiscal Year 2022 Interim Budget. Chairman Young seconded. The Budget is based on the recommendations of the Finance Committee after their April 20 meeting. Ms. Sollars asked if the Board had any questions. She commented that the numbers are slightly different from the draft the Finance Committee has seen because there more data is in. Roll call vote: Vice Chairman Borgeson; aye, Chairman Young; aye, Director Rakes; aye, and Kevin Mutz; aye. The motion carried with none opposed.
 - 2. Approve Revisions to the Procurement Policy and Procedure – Chairman Young moved to approve the revisions to the Procurement Policy Procedure. Director Mutz seconded. Ms. Sollars said that this policy was overlooked when the other policies were updated. It moves the \$10K upper limit for purchases by quote or lower limit for sealed competitive bid to \$15K and adds the to the award decision the most advantageous qualifications as well as cost. Roll call vote: Vice Chairman Borgeson; aye, Chairman Young; aye, Director Rakes; aye, and Kevin Mutz; aye. The motion carried with none opposed.
 - 3. Approve Fiscal Year 2021 Audit Contract – Director Mutz moved to approve the Fiscal Year 2021 Audit Contract. Chairman Young seconded. Ms. Sollars said that only two of the three requested proposals was received, among them Beasley, Mitchell, and Co. who audited the District for the past six years. The state Audit Rule previously allowed for the same auditor for up to six years, but

the rule has changed to eight years. Even though the second quote was lower than the Beasley, Mitchell quote, it was decided that the same auditor would be more qualified to continue to audit the District for two more years. Roll call vote: Vice Chairman Borgeson; aye, Chairman Young; aye, Director Rakes; aye, and Kevin Mutz; aye. The motion carried with none opposed.

H. Consent Agenda – Director Rakes moved to approve the Consent Agenda.

Chairman Young seconded. The motion carried with none opposed.

1. DTA; Invoice #2103296 - \$3,750.00
2. Colfax County Clerk; Filing Fees - \$75.00
3. Stelzner, Winter, et al; Invoice #17261 - \$86.30
4. Angel Fire Computer Guy; Invoice #2354 - \$60.00
5. USPO; Invoice due 5/31/21 - \$122.00
6. Sally Sollars; Invoice #131 - \$5,118.40
7. Quill; Invoice #15915161 - \$97.22
8. Hasford Rentals; Invoice #103 - \$300.00
9. Northern NM Gas; Invoice #3019 and #2770 - \$130.71
10. Kit Carson Electric; Invoice dated 5/4/21- \$62.56
11. T-Mobile; Invoice due 5/13/21 - \$44.41
12. Petty Cash Report; Balance \$43.77

I. Reports

1. Administrative Report – Interest in real estate is continuing. Several people have called interest in Chalets 2G, Lot 82. An offer for that lot came in yesterday, so it is not on the agenda. A Special Board Meeting will be scheduled for Tuesday, May 18 to consider the offer. Ms. Sollars said that she has been spending time in long conversations with people researching properties and details about the PID assessments.

An email request was received from a trust that owns two properties in Country Club 1B which have not paid the District assessment since 2011. They asked if “the PID department they could possibly change the coding on the property and take the PID off or something like that so we can sell the property”. The Board agreed that this request is out of the question.

Concerning the four District owned listed properties, the brokerage services contract is expired. Ms. Sollars will be updating the contract next week.

The Third Quarterly Report was submitted to DFA. The Fiscal Year 2022 Interim Budget is ready to submit upon Board approval. There are only a few final numbers to plug into the budget to be ready to submit the final budget in July.

\$18K was collected in March with \$11K projected in the cash flow. Three prepayments were received and two more are expected this month. \$324K was moved from the LGIP account to pay for the NMFA May 1 interest payment and bond call. The audit contract is ready to submit upon Board approval.

Ms. Sollars said she would be working on a one-page information letter to be sent to the title companies and the real estate folks in anticipation of higher land sales this summer. The letter will describe the steps to prorate the last assessment at closing when a lump sum prepayment is paid at closing. This policy is a compromise between the District and the County Treasurer that prepaying after July 1 does not release the PID lien until one more assessment is paid in full. The last assessment is taken into account when quoting the prepayment amount.

2. Real Estate Report – Vice Chairman Borgeson reported that there are 248 parcels listed. Fifty-one of those are in the District. From January 1 to now, 147 properties have sold, with 8 of those in the District. He said the Angel Fire has not sold that much land in the winter before. Now is the official start of the summer sales season. An offer was received yesterday for Chalet 2G, Lot 82.
3. Treasurer's Report - There were no questions.
- J. Adjournment - Vice Chairman Borgeson adjourned the meeting at 2:32 pm.

Next Regular Board Meeting will be June 10, 2021



Don Borgeson, Vice Chairman/Chairman Pro Tem

ATTEST:



Sally Sollars, District Administrator