

## **Angel Fire Public Improvement District 2007-1**

3465 Mountain View Blvd., Suite 14

PO Box 1046, Angel Fire, NM 87710

575-377-3483

### **Board Meeting Minutes Second Hearing of Fiscal Year 2022 Budget**

**July 8, 2021 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 were Vice Chairman Borgeson, Chairman Alan Young (by Zoom), and Director Paul Cassidy (by Zoom). A quorum was present. Directors Dan Rakes and Kevin Mutz were absent. Sally Sollars, District Administrator, was 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, and Director Cassidy; aye. The motion carried with none opposed.
- D. Approval June 10, 2021 Minutes – Director Cassidy moved to approve the June 10, 2021 minutes. Chairman Young seconded. Roll call vote: Vice Chairman Borgeson; aye, Chairman Young; aye, and Director Cassidy; aye. The motion carried with none opposed.
- E. Requests and Responses from the Audience – None.
- F. Announcements and Proclamations – None.
- G. Executive Session – At 2:02 pm Vice Chairman 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 Borgeson called for a motion to enter Executive Session. Chairman Young moved to enter executive session. Director Cassidy seconded. Roll call vote: Vice Chairman Borgeson; aye, Chairman Young; aye, and Director Cassidy; aye. The motion carried with none opposed.

Vice Chairman Borgeson returned the Board Meeting open session at 2:16 pm by stating “No decisions were made during the Executive Session and the only items discussed were on the agenda”.

#### **H. Business**

- 1. 2<sup>nd</sup> Reading of the Fiscal Year 2022 Interim Budget – Vice Chairman Borgeson announced opening the Public Hearing and 2<sup>nd</sup> Reading of the Interim Budget Report at 2:16 pm. Director Cassidy if there were any changes to the budget since the 1<sup>st</sup> hearing. Ms. Sollars said that the final actual fiscal year numbers are now in the budget. The Hearing was closed at 2:18 pm.
- 2. Consider and Approve Resolution 2022-1 Fiscal Year 2022 Final Budget – Chairman Young moved to approve the final budget. Director Cassidy seconded. Roll call vote: Vice Chairman Borgeson; aye, Chairman Young; aye, and Director Cassidy; aye. The motion carried with none opposed.

3. Consider and Approve Resolution 2022-2 Fiscal Year 2021 4<sup>th</sup> Quarter Report – Chairman Young moved to approve Resolution 2022-2 approving the Fiscal Year 2021 4<sup>th</sup> Quarter Report. Director Cassidy seconded. Roll call vote: Vice Chairman Borgeson; aye, Chairman Young; aye, and Director Cassidy; aye. The motion carried with none opposed.
4. Consider and Approve Resolution 2022-3 Open Meetings Act Renewal – Director Cassidy moved to approve Resolution 2022-3 approving the Open Meetings Act. Chairman Young seconded. Roll call vote: Vice Chairman Borgeson; aye, Chairman Young; aye, and Director Cassidy; aye. The motion carried with none opposed.
5. Annual Statement of Avoidance of Conflict of Interest – Vice Chairman Borgeson placed on record his Notice of Disclosure. It is a statement of possible conflict with real estate dealings and his companion relationship with the District Administrator. He will recuse himself from taking any action concerning these topics.
6. Election of Officers – Vice Chairman Borgeson moved to approve Chairman Young to continue as Chairman. Director Cassidy seconded. Chairman Young stated that he was ready to step down soon, but wanted to see a project through first. Roll call vote: Vice Chairman Borgeson; aye, Chairman Young; aye, and Director Cassidy; aye. The motion carried with none opposed.

Director Cassidy moved to approve Vice Chairman Borgeson to continue as Vice Chairman. Chairman Young seconded. Roll call vote: Vice Chairman Borgeson; aye, Chairman Young; aye, and Director Cassidy; aye. The motion carried with none opposed.

Vice Chairman Borgeson moved to approve Director Mutz as Treasurer. Chairman Young seconded. Roll call vote: Vice Chairman Borgeson; aye, Chairman Young; aye, and Director Cassidy; aye. The motion carried with none opposed.

- I. Consent Agenda – Chairman Young moved to approve the consent agenda. Director Cassidy seconded. Roll call vote: Vice Chairman Borgeson; aye, Chairman Young; aye, and Director Cassidy; aye.
  1. Transfer to LGIP; \$230,000.00
  2. Village of Angel Fire; Invoices dated 6/30/21 - \$257.68
  3. Colfax County Clerk; Filing Fee - \$50.00
  4. Stelzner, Winter, et al; Invoice #17606 - \$86.30
  5. Sally Sollars; Invoice #133 - \$4,534.46
  6. Hasford Rentals; Invoice #107 - \$300.00
  7. Northern NM Gas; Invoice #I003213 - \$33.80
  8. Kit Carson Electric; Invoice dated 7/6/21 - \$51.80
  9. T-Mobile; Invoice dated 6/21/21- \$44.41
  10. Petty Cash Report; Balance \$43.77



J. Reports

1. Administrative Report – Ms. Sollars reported the District-owned Chalets 2G, Lot 82 was closed on June 16, but the proceeds check has not yet been received. The check will be for \$2,226.32.

The state tax sales have resumed from the COVID pause. Ms. Sollars plans on meeting with the Colfax County Treasurer soon to catch up on prospective properties for the tax sale list. Ms. Sollars has also spoken with the Village Mayor about delinquencies.

May collections were \$105,869, with \$98K projected on the cash flow. Over last 4 years, avg collections for the next three months were \$15.5K. After those months, there will be little collected until the 2021 tax bill is issued in November. Year-end numbers show 624K collected in assessments; \$499K of 2020 assessments and 125K delinquent assessments. The budget was \$545,658. \$57K more than expected was collected.

Admin costs were budgeted at \$149K, but the actual cost came in at \$116K. Four prepayments in the amount of \$123K were received since the last Board meeting. The total prepayment collections for the fiscal year were \$398K. An average of 16 owners prepaid each year for the last several years.

\$90K of Assessment Account funds was moved to the Local Government Investment Pool (LGIP) last month, with an additional \$95K added this month. The total assessment fund investments are \$717K. \$135K from the Prepayment Account was moved to LGIP to remain there until the November 1 New Mexico Finance Authority (NMFA) bond call where it will be used to pay down the construction loan principal. Two Certificates of Deposit with RBC Wealth Management (RBC) have matured. Rates quoted for reinvestment of these reserve funds were .05% for 1-year Treasuries and .20-.25% for 2-year CDs. The Directors agreed to invest in the 2-year CDs. Another CD will mature in December.

The Office of State Auditor approved the final audit contract. The Fiscal Year 2021 audit will be conducted in October.

A mistaken \$192.10 debit appeared on the District Debit Card Account. Ms. Sollars had traveled last month and was puzzled because some hotel charges did not appear on her credit card statements. The mystery was solved when those personal charges showed up on the June Debit Card Account statement received on July 7. Ms. Sollars immediately reimbursed the account and fully documented the error and the reimbursement. Unfortunately, the mistake occurred in the last fiscal year and was not corrected until the new fiscal year.

Ms. Sollars is unsure how this will be treated on the Fiscal Year 2021 audit report.

Ms. Sollars said that there continue to be phone calls inquiring about prepayment, and from prospective buyers, realtors, and title companies. Next she will be working on finalizing and submitting the final budget and quarterly report to the state for review and approval. She will also be organizing the final end of fiscal year documents.

2. Real Estate Report – Vice Chairman Borgeson said that all of last year only 56 parcels were sold. So far this year 54 have been sold. Fifteen of those were PID lots. He expects that the last three District owned lots will be sold this summer.
  3. Treasurer's Report – Vice Chairman Borgeson asked if there were any questions. There were none.
- K. Adjournment - Vice Chairman Borgeson adjourned the meeting at 2:33 pm.

Next Regular Board Meeting will be August 12, 2021



---

Don Borgeson, Vice Chairman/Chairman Pro Tem

ATTEST:

  

---

Sally Sollars, District Administrator