

# **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**

**August 12, 2021 at 2:00 pm at the PID Board Room**

- 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 Dan Rakes (by Zoom) and Director Kevin Mutz (by Zoom). A quorum was present. Director Paul Cassidy was absent. Sally Sollars, District Administrator, and Nann Winter, General Counsel, were 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, Director Rakes; aye, and Director Mutz; aye. The motion carried with none opposed.
- D. Approval July 8, 2021 Minutes – Director Rakes moved to approve the July 8, 2021 minutes. Chairman Young seconded. Roll call vote: Vice Chairman Borgeson; aye, Chairman Young; aye, Director Rakes; 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 would be out of the office immediately after the next Board meeting for the remainder of September to meet her newest grandchild due on September 13. She will be available by phone and does not anticipate any urgent business to attend to during that time.
- G. Executive Session – At 2:03 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. – Director Rakes moved to enter the Executive Session. Chairman Young seconded. Roll call vote: Vice Chairman Borgeson; aye, Chairman Young; aye, Director Rakes; aye, and Director Mutz; aye. The motion carried with none opposed.

Vice Chairman Borgeson returned the Board Meeting open session at 2:23 pm by stating “No decisions were made during the Executive Session and the only items discussed were on the agenda”.

- H. Business – None.
- I. Consent Agenda – Director Rakes moved to approve the Consent Agenda. Chairman Young seconded. Roll call vote: Vice Chairman Borgeson; aye, Chairman Young; aye, Director Rakes; aye, and Director Mutz; aye. The motion carried with none opposed.

1. Colfax County Clerk; Filing fees - \$25.00
2. Beasley, Mitchell & Co.; Invoice #90105312 - \$1,083.13
3. DTA; Invoice #22106268 - \$3,796.77
4. Stelzner, Winter, et al; Invoice #17718 – \$215.75
5. Travel Reimbursement; Young Invoice - \$918.96
6. Sally Sollars; Invoice #134 - \$5,965.11
7. Hasford Rentals; Invoice #109 - \$300.00
8. Northern NM Gas; Invoice dated 7/31/21 - \$18.05
9. Kit Carson Electric; Invoice dated 7/19/21 - \$45.43
10. T-Mobile; Invoice due 8/13/21 - \$44.41
11. Quill; Invoice #18308448 - \$131.47
12. Petty Cash Report; Balance \$43.77

J. Reports

1. Administrative Report – Ms. Sollars reported that lot 82 in Chalets 2G (a District owned property) had sold.

The proceeds were \$2,226. She is waiting for a follow up from the Village of Angel Fire before a meeting with the Colfax County Treasurer.

May collections were \$16,242, with \$11K projected in the cash flow. One prepayment has been received since the last Board meeting. Three more prepayments are expected. The online banking access has been setup making it much more efficient for the administrator.

The audit has begun. Ms. Sollars provided eight confirmation letters and 45 financial reports to the auditor. Next, she will receive the sample list of random transactions for additional scrutiny. The “onsite” audit will be conducted the week of October 18.

The office is continuing to receive calls concerning prepayments, real estate agent calls for information, and title company calls. She said that the realtor calls are getting longer because she is showing them how they can get to the information from the website in case she is not available when they need something.

The office internet access has changed from sharing with one office to sharing the connection with several other offices in the building. The District IT consultant is working on setting up a bridge on our side to block any possible access of the District computer to others.

Ms. Sollars reported on the current state of payment of assessments. 184 property owners paid their 2020 tax bill in full. 233 property owners have not paid, which means \$822,403 of 2020 assessment were not paid. 35 of the folks on the delinquency list became delinquent for the first time in 2020. 14 of

those first timers are delinquent by less than \$100. 193 property owners are three or more years delinquent.

2. Real Estate Report – Vice Chairman Borgeson said that so far this year more properties have sold than all of last year. Historically, the hottest part of the sales season runs from the day after Labor Day to about October 15<sup>th</sup>. There is significant interest in PID lots. Land sales will continue, but prices have not increased. The closing companies cannot move faster than at least 30 days. The inventory has been reduced by only about 15% because as lots are sold, more folks are listing their properties. Director Rakes that the Resort is seeing a lot of increase in land. The current average sale price is \$780,000. 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.
- L. Adjournment - Vice Chairman Borgeson adjourned the meeting at 2:35 pm.

Next Regular Board Meeting will be September 9, 2021



Don Borgeson, Vice Chairman/Chairman Pro Tem

ATTEST:



Sally Sollars, District Administrator