

# **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**

**December 9, 2021 at 2:00 pm at the PID Board Room**

- 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), Director Paul Cassidy (by Zoom), and Director Kevin Mutz (by Zoom). A quorum was present. Sally Sollars, District Administrator, was also present.
- C. Approval of Agenda – Ms. Sollars asked that the agenda be amended to include Kit Carson Electric on the Consent Agenda. Director Rakes moved to approve amend the agenda so doing. Chairman Young seconded. Roll call vote: Vice Chairman Borgeson; aye, Chairman Young; aye, Director Rakes; aye, Director Cassidy; aye, and Director Mutz; aye. The motion carried with none opposed.
- D. Approval November 11, 2021 Minutes – Director Cassidy moved to approve the November 11, 2021 minutes. Director Mutz seconded. Roll call vote: Vice Chairman Borgeson; aye, Chairman Young; aye, Director Rakes; 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 would be out of the office Christmas and New Year week. She will leave a phone and email message giving the County Treasurer, Vice Chairman Borgeson and Consultant Donna Segura's contact information.
- G. Executive Session – At 2:05 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 Cassidy moved to enter the Executive Session. Director Mutz seconded. Roll call vote: Vice Chairman Borgeson; aye, Chairman Young; aye, Director Rakes; aye, Director Cassidy; aye, and Director Mutz; aye. The motion carried with none opposed.

Vice Chairman Borgeson returned the Board Meeting open session at 2:17 pm by stating "No decisions were made during the Executive Session and the only items discussed were on the agenda".

- H. Business
  - 1. Approval of Interagency Tax Sale Agreement – Chairman Young moved to approve the Consent Agenda. Director Cassidy seconded. Roll call vote: Vice Chairman Borgeson; aye, Chairman Young; aye, Director Rakes; aye, Director Cassidy; aye, and Director Mutz; aye. The motion carried with none opposed.

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

1. Cincinnati Insurance; Invoice dated 11/18/21 - \$1,823.00
2. Stelzner, Winter, et al; Invoice #18199 - \$239.76
3. Sally Sollars; Invoice #138 - \$4,607.20
4. Hasford Rentals; Invoice #117 - \$300.00
5. Northern NM Gas; Invoice #I004113 - \$96.21
6. T-Mobile; Invoice due 12/13/21 - \$44.40
7. Kit Carson Electric; Invoice dated 12/6/21 - \$27.10
8. Debit Card Deposit; \$500.00
9. Petty Cash Report; Balance \$120.77

J. Reports

1. Administrative Report – Ms. Sollars reported that October collections were \$13,157, all of which was from one property owner who brought current their delinquency since 2013. \$11K was projected. She said that normally the property tax bills go out on December 1, but didn't get mailed until last week. Ms. Sollars anticipates the larger collection months to be delayed by one month. One \$12,807 prepayment was collected.

The audit was finished and the exit conference was held with our auditor, Dahlia Garcia, Chairman Young, Director Cassidy, and herself. The results may not be discussed until the Office of State Auditor approves the report. The approval is expected in January or February. Ms. Sollars also received DFA approval for the 1<sup>st</sup> quarterly report.

Ms. Sollars said that since the tax bills went out late, the office has been receiving numerous calls asking when it will be available. Later the callers were concerned that the due date of December 10 had already past before they received the bills. The District office is receiving calls because the administrator and office phone number are list on the tax bills for PID related calls. Callers were directed to the Colfax County Treasurer's Office.

Ms. Sollars also reported that there were three properties that had prepaid their District obligation prior to the July 1 cutoff that were properties were included on the tax enrollment by error and received a tax bill with an PID assessment. The tax enrollment is prepared by the District assessment consultants and they had a correct list of the prepaid properties. Nonetheless, the error occurred.

Ms. Sollars informed the Board that the sale of Angel Fire West Village last month had not yet finalized. The buyer had not signed the closing documents nor funded the sale. No one had heard from her until yesterday. She had been

hacked and was frozen out of all of her accounts for some time. She proports to want to continue with the sale now, but there is no set closing to date.

2. Real Estate Report – Aside from the real estate, Vice Chairman Borgeson reported that the tax bills have arrived and they are wrong because of attempt to correct a value error from previous tax years. The County intends to adjust the bills next year.

Because of the escalation in house and condo prices, 140 parcels have been sold this year to date compared to 66 last year. Out of the 140, 22 were PID lots. Currently only 163 listed, which is the lowest number in years. He believes there will still be a significant increase in lot listings going forward even though we are deep in the slow season. A significant number of the listed lots are within the District, especially Village West and Country Club 1 & 2, because they have sewer. The average sale price of a house in Angel Fire today is \$725,000. There are 22 houses listed for sale.

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 2:35 pm.

Next Regular Board Meeting will be January 13, 2022



Don Borgeson, Vice Chairman/Chairman Pro Tem

ATTEST: \_\_\_\_\_



Sally Sollars, District Administrator