

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

January 13, 2022 at 2:00 pm at the PID Board Room

- A. Call to Order – Vice Chairman Borgeson called the meeting to order at 2:02 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). Director Dan Rakes was absent. A quorum was present. Sally Sollars, District Administrator, and Nann Winter, General Counsel, were also present.
- C. Approval of Agenda – Ms. Sollars asked that the agenda be amended to include Kit Carson Electric on the Consent Agenda. Chairman Young moved to approve amend the agenda so doing. 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 December 9, 2021 Minutes – Chairman Young moved to approve the December 9, 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 – None.
- G. Executive Session – At 2:04 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. 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.

Vice Chairman Borgeson returned the Board Meeting open session at 2:15 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 Cassidy moved to approve the Consent Agenda. 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.
 - 1. Village of Angel Fire; Invoices due 1/20/22 - \$177.48
 - 2. Beasley, Mitchell & Co.; Invoice #90107534 - \$2,827.94
 - 3. Cincinnati Insurance; Invoice due 2/10/22 - \$6,486.00

4. Stelzner, Winter, et al; Invoice #18322 - \$929.35
5. Sally Sollars; Invoice. #139 - \$3,394.78
6. Hasford Rentals; Invoice #119 - \$300.00
7. Northern NM Gas; #I004367 - \$155.24
8. T-Mobile; Invoice due 1/13/22 - \$44.40
9. Kit Carson; Invoice dated 1/7/22 – 66.99
10. Petty Cash Report; Balance \$120.77

J. Reports

1. Administrative Report – Ms. Sollars reported that there were no collections received by the County Treasurer. She speculated that the tax bills going out late this year caused there to be few collections overall. \$99K was projected on the cash flow report. It is hoped that the delay will mean that the larger collections will be coming over the next three months.

Two of the RBC CDs have matured. The \$250K that needs to be reinvested. The broker has recommended that the money be parked in the money market because the treasury rates are increasing. Director Cassidy said that he agrees to wait until the Fed rate hike is done in March. Director Mutz also agreed.

There are 10 pending releases. There are 6 outstanding quotes with three prepayment checks expected. We have collected \$66,500 in prepayments so far this fiscal year.

The District owned lot 120 Angel Fire West Village was under contract. The buyer disappeared about the time of closing and resurfaced saying she had been hacked and was now ready to proceed. However, she has now disappeared again. The contract has been canceled.

Ms. Sollars officially gave six months-notice of her resignation at the end of the fiscal year, June 30th. She recommended that the Board hire her replacement early so that they may be trained over a period of time as Ms. Sollars phases out. She said that the Board could also consider other options such as contracting out some of the current administrator duties.

2. Real Estate Report – Vice Chairman Borgeson said that real estate has never been this busy at this time of year. Especially land because houses are now so expensive. He said people are trying to buy land sight unseen. Lenders are now financing land, which he had not seen before. He believes that the market will continue to be hot through the winter.
3. Treasurer's Report – Vice Chairman Borgeson asked if there were any questions. Director Mutz said the money was all accounted for and reported. There were none.

K. Adjournment - Vice Chairman Borgeson adjourned the meeting at 2:37 pm.

Next Regular Board Meeting will be February 10, 2022

Alan G Young

Don Borgeson, Vice Chairman/~~Chairman Pro Tem~~
ALAN G YOUNG

ATTEST:

Sollars

Sally Sollars, District Administrator