

# 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

April 14, 2022 at 2:00 pm via Zoom

- A. Call to Order - Chairman Pro Tem Don Borgeson called the meeting to order at 2:04 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 Christine Breault were also present.
- C. Approval of Agenda – Chairman Young moved to approve the agenda. Director Mutz seconded. Roll call vote: Chairman Young; aye, Vice Chairman Borgeson; aye, Director Cassidy; aye, and Director Mutz; aye. The motion carried with none opposed.
- D. Approval March 13, 2022 Minutes - Chairman Young moved to approve the March 13, 2022 minutes. Director Mutz seconded. Roll call vote: Chairman Young; aye, Vice Chairman Borgeson; 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 2:06 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. Vice Chairman Borgeson called for a motion to enter Executive Session. Chairman Young moved to enter the Executive Session. Director Mutz seconded. Roll call vote: Chairman Young; aye, Vice Chairman Borgeson; aye, Director Cassidy; aye, and Director Mutz; aye. The motion carried with none opposed.

Vice Chairman Borgeson returned the Board Meeting open session at 2:11 pm by stating “No decisions were made during the Executive Session and the only items discussed were on the agenda”.

### H. Business

- 1. Consider and Approve Discontinuance of Petty Cash – Ms. Sollars reported that there have been two petty cash accounts, one cash at the office and one debit card account at the bank. She recommended that the seldom needed cash be consolidated with the debit card account. Director Cassidy moved to approve discontinuance of the office petty cash account with the balance to be deposited into the debit card account. Director Mutz seconded. Roll call vote

Roll call vote: Chairman Young; aye, Vice Chairman Borgeson; aye, Director Cassidy; aye, and Director Mutz; aye. The motion carried with none opposed.

2. Present Fiscal Year 2022 3<sup>rd</sup> Quarterly Report – Ms. Sollars said that DFA requires that the quarterly report be presented to the governing body.
- I. Consent Agenda - Chairman Young moved to approve the Consent Agenda. Director Mutz seconded. Roll call vote: Chairman Young; aye, Vice Chairman Borgeson; aye, Director Cassidy; aye, and Director Mutz; aye. The motion carried with none opposed.
  1. NMFA Debt Service; Invoice dated 4/7/22 - \$109,568.85
  2. NMFA Bond Call; \$100,000.00
  3. Stelzner, Winter, et al; Invoice #18676 - \$519.15
  4. Cincinnati Insurance; Invoice dated 3/17/22 - \$25.00
  5. Angel Fire Computer Guy; Invoice #2474 - \$60.00
  6. Sally Sollars; Invoice #142 - \$5,213.41
  7. Christine Breault; Invoice #22-001 - \$1,503.40
  8. Hasford Rentals; Invoice #125 - \$300.00
  9. Northern NM Gas; Invoice #I005072 - \$193.10
  10. T-Mobile; None presented
  11. Kit Carson; Invoice dated 4/5/22 - \$56.41
  12. Quill; Invoice #24091404 - \$343.88
  13. Petty Cash Report; Balance \$120.77

J. Reports

1. Administrative Report – Ms. Sollars reported February collections were \$17.5K with \$12K projected on the cash flow. The year-to-date total collections are \$393K, which is \$26K more than projected. Average last quarter collections would bring the total to \$513K. \$512.5K was budgeted. Only 64% of the administrative budget was used by the end of March.

One prepayment was received since the last Board meeting with three outstanding quotes. Ms. Sollars reported that there had been a mix up of the paperwork of two prepayment quotes. One was prepaid at closing, but the payment was not accepted due to an outstanding balance. However, this was misinformation due to the paperwork error. Ms. Sollars checked with our consultants and concluded that the prepayment quote good through 8/30/21 will be accepted since the error was due to her mistake.

Christine Breault has accepted the administrative position that will be vacated by Ms. Sollars' retirement at the end of June. She has been shadowing Ms. Sollars three afternoons a week since March 15. There will be resolutions presented at the next Board meeting to set Ms. Breault account authorizations.

2. Real Estate Report – Vice Chairman Borgeson said that the District-owned Lot 120 in Angel Fire Village West has closed, but the proceeds of \$2,442.41 has not been received. He reported that more land has been sold than ever for this time of year. He said this shortage of house has caused movement to buying

- land. In 2020 the average price of a house in Angel Fire was \$503K, in 2021; \$735K, and so far in 2022; \$950K. He expects the pace to continue.
3. Treasurer's Report – Vice Chairman Borgeson asked if all had seen the Treasurer's report. Ms. Sollars said that RBC Capital emailed new rates for investment and the Fiscal Year 2023 Budget is almost done. The Finance Committee will meet soon.
- K. Adjournment – Vice Chairman Borgeson adjourned the meeting at 2:32 pm.

Next Regular Board Meeting will be May 12, 2022



Don A. Borgeson, Vice Chairman

ATTEST:  \_\_\_\_\_  
Sally Sollars, District Administrator