

## Regular Board Meeting Minutes

November 9, 2023 at 2:00 pm at the PID Board Room and Zoom

- A. Call to Order** – Vice-Chairman Borgeson called the meeting to order at 2:01 PM
- B. Roll Call** – Present were Vice Chairman Don Borgeson, Chairman Alan Young (by Zoom), and Director Kevin Mutz (by Zoom). A quorum was present. Also present by Zoom were exofficio Tom McDonald and Mark Manley, as well as Nann Winter, Legal Counsel. Christine Breault was also present.
- C. Approval of Agenda** – Chairman Young moved to approve the agenda. Director Mutz seconded. Roll call vote: Vice Chairman Borgeson; aye, Chairman Young; aye, and Director Mutz; aye. The motion carried with none opposed.
- D. Approval October 11, 2023 Regular Meeting Minutes** Director Mutz moved to approve the October 11, 2023 Minutes. Chairman Young seconded. Roll call vote: Vice Chairman Borgeson; aye, Chairman Young; 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. New Business**
1. Discussion of financial issues in regards to delinquency rates. Christine Breault explained that on the lots we sell many people prepay and it pays down the debt principle but it is hindering our cash flow. The Board will need to figure out what to do with the delinquent lots. Chairman Young explained that we will be looking at a shortfall in two to three years. He would like to see if we could possibly pick up 10 lots a year to see if we could get some of them cleaned up. Exofficio McDonald suggested that any lots sold by the PID should be sold for 25 to 30k and the proceeds should be used to prepay the assessments. The Board discussed that a plan should be put in place and that a meeting with DFA could be set up to discuss options.
- H Consent Agenda** – Chairman Young moved to approve the consent agenda. Director Mutz seconded. Roll call vote: Vice Chairman Borgeson; aye, Chairman Young; aye, and Director Mutz; aye. The motion carried with none opposed.
1. Christine Breault \$3,124.82
  2. Hasford Rentals \$300.00
  3. Kit Carson Electric \$47.13
  4. T-Mobile \$44.60
  5. Stelzner & Winter \$667.28
  6. Suburban Propane \$34.18
  7. Colfax County Clerk \$25.00

## **I. Reports**

### **1. Administrative Report**

RBC monies that came due have been moved to INBank. The Tax sale is going to happen in December but it has not been posted as yet. We do not know if any PID lots are going to be on the sale or not. Mark Manly suggested that some people may be willing to pay something to get out from under these lots and the Resort is willing to take a second seat to get these lots working again.

### **2. Real Estate Report**

Sales are mostly done for the season for now.

### **3. Treasurer's Report-Sending late due to lack of statements**

**J. Adjournment** - Vice Chairman Borgeson adjourned the meeting at 2:38 pm.

Next Regular Board Meeting will be December 7, 2023

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Don Borgeson, Vice Chairman

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

Christine Breault, District Administrator