

The ASSOCIATION of ANGEL FIRE PROPERTY OWNERS

Board of Directors Meeting Minutes September 8, 2016

Mike Woolley called the meeting to order at 5:31pm on September 8th, 2016 in the Angel Fire Resort Lodge.

Roll Call

Mike Woolley, President, present
Bubba Davis, Director, present
Carla Sides, Director, absent
Lee Hopson, Vice President, present
Catherine Moon, Secretary, present
Brian Smith, Director, present
John Kangerga, Director, present
Drew Maxwell, Director, present
Sara Culbreth, Treasurer, by conference call
Eight members present at roll call, quorum established

Introduction of Guests and Audience Comments

Linda Wier, AAFPO Board Executive Director
John Kitts, Angel Fire Resort
Kalyn Whitacre, Angel Fire Resort
Greg Battershell, AAFPO Members

Guest Comments

Greg Battershell commented that there might be confusion regarding the RV Park and the RV Resort. The members might be thinking the RV Resort is the RV Park. There was a discussion about renaming the RV Park to help alleviate confusion.

Approval of Agenda

Sara Culbreth made a motion to approve the September 8th 2016 agenda. Lee Hopson seconded. Hearing no objections, the motion carried and the agenda was approved.

Resort Report

John Kitts reported that there were not any significant updates from the meeting thirty days prior. He signed the amenities project templates. He did follow-up with Luke Stockton on the roof at the stables. There are four structures there, three are enclosed structures and the integrity of the structures was good. The structure where the horse stalls that is not enclosed is not structurally sound. The bid for the roofs does include shoring up the structure and making sure it was structurally sound before the roof was put on. Therefore, you would not be putting on roofs on poor structures. The bid did not include any siding for the buildings. On the Member RV Park the work on the water lines to each site will begin in September or early October. The resort is having a good summer and will start preparing for the winter season. The resort is planning on extending some snowmaking on some runs which will interconnect these runs to open new terrain. There is a lot of maintenance being done on the snowmaking system. The resort is focusing on the mountain for snowmaking and wind hold issues. The resort is looking

to do more for the base members to add more value for the base members. There was a question about whether horses are allowed on the greenbelt trails. The only horses we do allow on the trails that AAFPO and the resort know about are the sleigh rides that Nancy Burch does in the winter. Drew Maxwell reported that he has received a lot of comments about how much people like what has been done at Olympic Park.

Membership Report

Kalyn Whitacre reported that Charter member billing went out on September 1, 2016. Membership is working with the Marketing Department to plan more and new member events. Andrea Boutelle from Marketing is joining the Membership Department.

Approval of Board Meeting Minutes

Sara Culbreth made a motion to approve the minutes of the August 11th 2016 meeting as amended. Brian Smith seconded the motion. Hearing no objections, the motion carried and the minutes were approved.

GO Bond e-mail blast

The e-mail blast and a short survey went out to all the members. The results of the survey questions were that the thing people wanted most to be done was the potholes addressed. Second was snow removal. The other three items were very close. Linda Wier reported that she received several e-mails from people that were upset because they owned property in Angel Fire but were not allowed to vote. Linda also received several e-mails that people were very happy to see the bond on the ballot and that they hoped it would pass. In general people were happy that AAFPO was sending out the information and keep property owners informed of what was going on in Angel Fire.

AAFPO Committee Update

Linda Wier compiled a list of all the committees and handled this out to all the board members and membership.

AAFPO Bank Account Signers

Linda Wier went to the bank and updated the signers for the bank accounts for AAFPO.

Amenities Meeting Recap

Drew Maxwell reported that there was an Amenities Committee Meeting on Wednesday, September 7th 2016 at 5pm. They had a good discussion about the projects for each amenity. Joe Destefano was concerned about AAFPO continuing to contribute to the irrigation system. The resort wants to expand the event area where the putting green is and move the putting green to another location. Drew distributed the budget to all the committee members. They talked about how much was going to each amenity and what was budgeted based on collections for the year. Drew explained what was allocated to the mountain. There was an amount left over that could still be used. Drew asked that the mountain come back with possible projects to spend the money on. There was a lengthy discussion about the stables and what to do with them. There are several different opinions on what to do. Drew reported that they need to come up with a plan so something can be done with the money that is budgeted. There have been many enhancements to the greenbelts to interconnect the trails. Hogan Koesis from Angel Fire

Resort has been working on this and plans for the trails. Olympic Park is looking good so there is not a lot of money budgeted for this amenity. Drew Maxwell will present the 2017-18 Amenities budget to the board at the December meeting.

Reports

President – Mike Woolley had nothing new to report.

Treasurer – Sara Culbreth reported that Linda Wier sent out the Treasurer’s Report for August prior to the meeting for the Board to review. The auditors should have a draft report for the year ended April 30, 2016 by the end of the month.

Secretary – Catherine Moon had nothing new to report.

Legal – Mike Woolley reported that there was nothing new to report.

AF/EACC – Linda Wier reported that the committee feels that the covenants may need to be amended for the various subdivisions. Bubba Davis made a motion to ask our attorney what it would take to make changes to the covenants. Sara Culbreth seconded the motion. Hearing no objections, the motion carries.

Amenities – Drew Maxwell had nothing additional to report that was not reported earlier in the meeting.

The next AAFPO Board meeting is scheduled for December 8th at 5:30pm in the Angel Fire Resort Lodge Boardroom.

Mike Woolley adjourned the meeting at 6:37pm.

Respectfully submitted, December 7, 2016

Linda Wier – Executive Director

Mike Woolley – President

Date