

The ASSOCIATION of ANGEL FIRE PROPERTY OWNERS

Board of Directors Meeting Minutes September 21, 2017

Mike Woolley called the meeting to order at 5:31pm on September 21st 2017 in the Angel Fire Resort Lodge.

Roll Call

Mike Woolley, President, present
Bubba Davis, Vice President, present
Carla Sides, Director, absent
Billy Pepper, present – arrived late
Catherine Moon, Secretary, present
Brian Smith, Director, present
John Kangerga, Director, present conference line
Marty Carpenter, Director, present
Rick Hooker, Treasurer, present
Eight members present at roll call, quorum established

Introduction of Guests and Audience Comments

Linda Wier, AAFPO Board Executive Director
Kalyn Whitacre, Angel Fire Resort
Greg Battershell, AAFPO Member
Drew Maxwell, AAFPO Member

Guest Comments

Greg Battershell commented that the golf course was in great shape this season. Many of the problems that existed in prior year were solved this year.

Approval of Agenda

Bubba Davis made a motion to approve the September 21st 2017 agenda. Cathe Moon seconded. Hearing no objections, the motion carried and the agenda was approved.

Resort Report

Kalyn Whitacre reported the Charter billing went out on September 1st and payments have been coming in well. The member newsletter is scheduled to go out on December 1st. The Country Club is still open and there have been a few wedding and events since Labor Day. Kalyn reported that they are looking for a new food and beverage manager for the Country Club. The ski slopes are scheduled to open on Dec 7th for members and Dec 8th to the public. The ski resort will be open until March 24th 2018.

Approval of Board Meeting Minutes

Bubba Davis made a motion to approve the minutes of the August 24^h meeting. Brian Smith seconded the motion. Hearing no objections, the motion carried and the minutes were approved.

AAFPO Audit for FY2017

Linda Wier reported a draft report for the audit was received. Linda has gone over the draft report with the auditors and all the questions have been answered. The final report must be issued by October 31st 2017 to be in compliance with the HOA Disclosure Act. The final report should be issued in early October. Brian Smith asked how the current auditors were selected. Linda Wier explained that the current auditors were selected after receiving quotes three firms. Axiom CPAs was selected for the fiscal year ended April 30, 2016. We have for a three-year contract with Axiom CPAs. Axiom CPAs is a mid-sized firm in Albuquerque.

Updates to AAFPO website

Linda Wier reported that she updated the website to include all the current information on meeting dates, minutes for the meetings that have been approved and AFE/ACC information. Linda also made changes to menus to make more sense. The look of the website is still the same but things should be easier to find things. The next thing Linda would like to do is get all the covenants onto the AAFPO servers. The AFE/ACC permits will also need to be updated in early 2018 once the AFE/ACC committee updates the forms. The AAFPO Board thought that leaving all the old minutes up on the website was a good idea. There is an old resolution that states only a certain number of years' minutes should be on the AAFPO website. Linda read Resolution 2011-02 which states that "the Association of Angel Fire Property Owners website shall maintain data on said website either internally or through the Shuter Library, more specifically Board minutes and reports, for a period not to exceed three (3) years plus the current year." Bubba Davis made a motion to amend Resolution 2011-02 to change the wording of retention of documents to from "not to exceed three (3) years" to "of at least three (3) years. Marty Carpenter seconded the motion. Mike Woolley suggested that we draw this up an amendment to Resolution 2011-02 to be signed at the next board meeting. Hearing no objections, the motion carried and the amendment to the resolution was approved.

Reports

Treasurer's report – Linda Wier e-mailed the Treasurer's report to everyone prior to the meeting. Linda reported that both the AAFPO Administrative and the AFE/ACC both had money in the bank. Both were running with positive numbers rather than at a loss. The AFE/ACC had been running at a loss in prior years. In the AAFPO Administrative accounts there were some expenses that were budgeted were not paid in the fiscal year ended April 30, 2017 so there was a larger profit. AAFPO does have a good reserve in case there are big expenses that arise that are not budgeted or expected. This is a topic we can cover at the AAFPO annual meeting.

Legal – The Windchime foreclosure case will hopefully be final on December 11th. The mortgage and the dues have not been paid to the Windchime HOA or AAFPO. There are no other cases pending currently. The Scarborough case ended with a favorable outcome for Angel Fire Resort.

Secretary – Cathe Moon reported that she had not received any inquiries since the last meeting. Linda Wier has mainly received inquiries from people buying or selling property related to the HOA Disclosure Certificates.

Amenities Committee – Drew Maxwell sent out the minutes from the Amenities Committee just prior to the meeting. Drew reported that the major areas that are already committed to do not leave much to allocate amongst the other amenities. The committee is still working on finalizing the proposed budget for fiscal year ending April 30, 2019. There was discussion about irrigation and golf course upgrades and maintenance. There will be thirty-five thousand allocated to irrigation and projects at the golf course. The cost of the snow guns they

are purchasing for Jaspers have come down in price so there might be money left for something else on the mountain. Rick Hooker explained that there was discussion about resurfacing the tennis courts and possibly striping pickleball courts. Brett Hall talked to Renner and received a bid for about thirty-one thousand. Rick Hooker has a copy of this bid. Drew explained that resurfacing the old courts will last about five years. Bubba Davis reported there was money left over from the stables that could be budgeted for another project, possibly the tennis courts. There was discussion about meeting with John Kitts to talk about the tennis court resurfacing. Mike Woolley will e-mail John Kitts to schedule a meeting. John Kangerga asked if Andy Whitaker had given the committee a cost estimate for snowmaking on middle Domingo. Andy was still gathering information but thought the estimate would be about fifty thousand which is about nine or ten thousand less than lower Jasper.

AF/EACC – The office move to the Post office building has been good and everything is going well. The financial numbers are looking good this year with changes that have been made.

AAFPO Weekend – Mike Woolley asked the board members to think of ideas for next year's meeting. The Taste of Angel Fire has lost its appeal so we need to think of something else to get members to come to the meeting. There was discussion about having lunch and the meeting on Saturday and not doing the barbeque at the base of the mountain. Friday seems to remain well attended but Saturday and Sunday attendance are down significantly.

The next AAFPO Board meeting is scheduled for December 12th at 5:30pm in the Angel Fire Resort Lodge Boardroom.

Mike Woolley adjourned the meeting at 6:32pm.

Respectfully submitted, December 10, 2017

Linda Wier – Executive Director

Mike Woolley – President

Date