

The ASSOCIATION of ANGEL FIRE PROPERTY OWNERS

Board of Directors Meeting Minutes July 12, 2018

Mike Woolley called the meeting to order at 5:30pm on July 12th 2018 in the Angel Fire Resort Lodge.

Roll Call

Mike Woolley, President, present
Bubba Davis, Vice President, present
Rick Hooker, Treasurer, present
Catherine Moon, Secretary, present
Billy Pepper, Director, present
Brian Smith, Director, present
Drew Maxwell, Director, present
Marty Carpenter, Director, present
Mike Smith, Director, present
Nine members present at roll call, quorum established

Introduction of Guests and Audience Comments

Linda Wier – AAFPO Board Executive Director
Christy Germscheid – Angel Fire Resort
Kalyn Whitacre – Angel Fire Resort
Greg Battershell – AAFPO Member
Mike and Penni Davey – AAFPO Members
Jim Johnston – AAFPO Member
B.J. Lindsey – AAFPO Member

Approval of Agenda

Bubba Davis made a motion to approve the July 12th 2018 agenda. Rick Hooker seconded. Hearing no objections, the motion carried and the agenda was approved.

Membership Report

Kalyn Whitacre reported that Membership had been busy this summer. She is going to try to meet with the amenities team on the resort side once a month so she can be more hands on with the amenities projects. She will also make sure the amenities committee chairman will be kept up to date.

Resort Report

Christy Germscheid reported that she will be attending the AAFPO Board Meetings in John Kitts' place for a while. In her new position as Vice President the ownership would like her to be more involved with Membership. The AAFPO Board will come to Christy rather than John Kitts for now. Ownership has other projects that John is working on currently.

Angel Fire Environment and Architectural Control Committee (AF/EACC)

B.J. Lindsey explained to the AAFPO Board some issues that were continuing to come up. Since there has been a lot of activity in the real estate market, there are a lot of new owners that want to do projects that require permits and they are often not getting permits. Examples are

fences, decks, painting, etc. Many of the owners do not know they are supposed to get a permit because they do not read all the paperwork they get when they buy their home. Most of the time once they are told they need a permit they come in and get one. Then there are others like one owner in Valley of the Utes where propane tanks are supposed to be buried. There is an owner that forfeited his performance deposit because it was cheaper than burying the tank. The AF/EACC is asking for permission to do something to keep this from happening. With the Village of Angel Fire not having a building department the problem is getting worse. There was a discussion of putting a lien on the property of a member who is in violation of the covenants. Bubba Davis made a motion to allow the AF/EACC to do their job, send out the letter of non-compliance, if no response, send out the second letter, if no response, file a lien on the property. Billy Pepper seconded the motion. There was a discussion about sending the board a list of any liens placed on properties by the AF/EACC. Hearing no objections, the motion carried and was approved.

Approval of Board Meeting Minutes

Bubba Davis made a motion to approve the minutes of the June 7th 2018. Brian Smith seconded the motion. Hearing no objections, the motion carried and the minutes were approved.

Welcome the New Board Members

Mike Woolley welcomed Mike Smith as a new board member and welcomed back Drew Maxwell and Brian Smith.

AAFPO Board Election Results

Linda Wier passed out the election report. She explained how the election process worked and summarized the election as follows. Linda Wier received the list of members in good standing from Kalyn Whitacre in membership. There were 4,158 members in good standing and of those 3,583 had e-mail addresses. Every year we encourage members to give us an e-mail address. For those we do not have e-mail addresses for, we allow people to vote in person at the annual meeting. We had a total 1,051 votes this year. 1,035 were electronic and there were 26 duplicates so the total of valid electronic votes was 1,009. We had 42 paper ballots. 789 of these the members voted their own votes and 220 were proxy votes. Ten percent of the members need to vote to meet quorum which was 410 votes this year. We had no problem meeting quorum. The winners of the election were Drew Maxwell, Brian Smith and Mike Smith. The dues winner was Paul Glaves. There was a discussion about the process and e-mails received by members, reminder e-mails and members with multiple lots.

Bubba Davis made a motion to certify the election results, Drew Maxwell seconded the motion. Hearing no objections, the motion carried and the election results were certified.

AAFPO Weekend Recap

Mike Woolley reported that the new format and location seemed to work well. The only complaint he received was that you had to be present to win the year's dues drawing. There was a discussion about allowing members to ask questions of the board after the meeting like we had done in the past at the community center. Kalyn Whitacre felt the flow of Saturday worked well and there was better attendance at the family picnic at the base of the mountain.

AAFPO Officers & Committees

Mike Woolley explained that each year at the first board meeting officers are elected. Bubba Davis made a motion to elect Mike Woolley as the President. Rick Hooker seconded the motion. Hearing no objections, the motion carried and Mike Woolley was re-elected for another year as President. Cathe Moon made a motion to elect Bubba Davis as Vice President, Rick Hooker seconded the motion. Hearing no objections, the motion carried and Bubba Davis was re-elected as Vice President. Bubba Davis made a motion to elect Cathe Moon as Secretary.

Rick Hooker seconded the motion. Hearing no objections, the motion carried and Cathe Moon was re-elected as Secretary. Bubba Davis made a motion to elect Rick Hooker as Treasurer, Cathe Moon seconded the motion. Hearing no objections, the motion carried and Rick Hooker was re-elected as Treasurer.

Linda Wier passed out a summary of the AAFPO Committee members from the past year. Mike discussed how the committees work. The Committee members were reviewed and changes made as needed. Bubba made a motion to elect the committee members as discussed, Brian Smith seconded the motion. Hearing no objections, the motion passed and the new committee members will be as discussed.

Cabin Share Membership

Mike Woolley was approached by the HOA president of the Cabin Shares. Mike Woolley passed out a document he received from the Cabin Shares. This needs to be studied and determined if the Cabin Share owners should still get the rights they were given back in December 1998.

Procedures for Annual Dues Assessment Calculation

This discussion will be tabled until the next meeting. Mike Woolley asked that the board members look through the documents in the board handbooks so that we can have a discussion at the August meeting.

Trails Discussion

Brian Smith informed the board of an issue brought to him by the Camino Real Trails group. They have already approached the Village of Angel Fire and the Trail Group and intend to approach AAFPO. This group is interested in working on the following three trails. Lady Slipper Greenbelt connecting the existing and proposed Forest Service Lady Slipper trail that will go to Forest Road 76. Access to the Whoop-de-do and Ho Chi Ming trails from the end of Cochiti Trail Road. Access to the Sunset Ridge Forest Service Trail from Los Alamos Rd. The board decided that Brian Smith could be the representative for AAFPO for these discussions. There was also a discussion about trail access through the Aspens subdivision.

Brian Smith received a complaint about debris on Oesta Vista Trail. Brian suggested that a fire break could be built 10 feet on either side of the trail. The Trekkers are willing to help with this project. Getting a group of volunteers together along with the resort to help clean up the trails seems to be a great way to get started with this project. John Kangerga was successful in doing this on the ski mountain.

Reports

Treasurer's report – Linda Wier e-mailed the Treasurer's report to everyone prior to the meeting. Rick Hooker reported that there was nothing new to report.

Secretary – Cathe Moon reported that there may be an issue coming up with one of our members. Cathe has not received anything yet but will keep Mike Woolley and Linda Wier updated.

Amenities Committee – Rick Hooker reported that the tennis court maintenance was underway this week. He was not sure when the project would be completed based on the rain and weather. Drew Maxwell commented that things should be completed within the next two weeks. The cart path rerouting driving range traffic was almost complete and it looked good so far.

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

The next AAFPO Board meeting is scheduled for August 16th at 5:30pm in the Angel Fire Resort Lodge Boardroom.

Mike Woolley adjourned the meeting at 8:05pm.

Respectfully submitted, August 15, 2018

Linda Wier – Executive Director

Mike Woolley – President

Date