

The ASSOCIATION of ANGEL FIRE PROPERTY OWNERS

Board of Directors Meeting Minutes September 13, 2018

Mike Woolley called the meeting to order at 5:31pm on September 13th 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, absent
Eight 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
Tim Bertucci – AAFPO Board Member

Approval of Agenda

Drew Maxwell made a motion to approve the September 13th 2018 agenda. Bubba Davis seconded. Hearing no objections, the motion carried and the agenda was approved.

Membership Report

Kalyn Whitacre reported that Dan Rakes suggested that we have one more committee member from AAFPO and one more from the resort for the Waivers and Review Committee. The resort recommended Mark Seiter, the new CFO. Bubba Davis offered to be on the Waivers and Review Committee as another AAFPO representative. Kalyn also reported that the Charter billing had gone out.

Resort Report

Christy Germscheid reported that winter had been rough so there were no new projects in the works. The summer has been one of the best summers on record. John Kitts wanted AAFPO to know that he had doubled the live music at the Country Club this year. Lynn Heafey has left the resort and retired. A new CFO, Mark Seiter, from Purgatory will be joining Angel Fire Resort on September 17, 2018.

Christy discussed the snowmaking plan for the coming season with the board. Christy presented a visual plan for the board to see where the new guns were going and where the old guns were going and being repurposed. The newer guns are more efficient. They can make more snow at higher temperatures. The resort is also manicuring the slopes. They are removing

debris, downed trees and obstructions to try to make it easier to open the slopes with less snow. Erosion control was also done during the summer.

AFE/ACC – New Committee Members/Inspector Candidate

Mike Woolley introduced Tim Bertucci. Tim moved to Angel Fire recently with his wife and two daughters who are attending MVHS. Tim worked for Lane Christiansen who built water plants and built wells all over the world. Tim retired before he and his family moved to Angel Fire with a goal to get involved with the community. Bubba Davis made a motion to accept Tim Bertucci as a new committee member on the AFE/ACC. Brian Smith seconded the motion. Hearing no objections, the motion passed and Tim Bertucci was elected as a committee member on the AFE/ACC.

Approval of Board Meeting Minutes

Bubba Davis made a motion to approve the minutes of the August 16th 2018 meeting. Brian Smith seconded the motion. Hearing no objections, the motion carried and the minutes were approved.

AAFPO Audit Update

Linda Wier reported that the auditors have completed their fieldwork. AAFPO has given the auditors all they needed and AAFPO should be receiving a draft report shortly.

Timeshare Base Membership – Cabin Share

Mike Woolley reported that Linda Wier found some information in the AAFPO records that talks about the benefits that the Cabin Share members have. The question came up from a Cabin Share owner asking if they could pass on their membership benefits when they sell their timeshare ownership. The information we found says that the benefits cannot be passed to a new owner similar to Charter member benefits.

Procedures for Annual Dues Assessment Calculation

Mike Woolley reported that Linda Wier found information about procedures for assessing the annual dues assessments and what reports the board is supposed to receive. Mike Woolley explained that we have not been receiving all the reports. The board will need to request these from the resort going forward.

Mike Woolley reported that John Kitts said that the other topic of different levels of membership was litigated with the HALO vs. AAFPO. Linda Wier will look in the files in the AAFPO office for the HALO documents.

Reports

Treasurer's report – Linda Wier e-mailed the Treasurer's report to everyone prior to the meeting. Rick Hooker reported that everything was moving along with the amenities projects. Sometimes expenses take a couple months before they show up on the resort reports.

Secretary – Cathe Moon reported that Tom Mechler was very happy with the outcome of the last meeting. He was very appreciative of the resort and the board for resolving his issues. He wanted to thank everyone.

Amenities Committee – Drew Maxwell reported that there was an Amenities Committee meeting on September 12th. Drew passed out a report that was revised based on the meeting from the day before. The carryover should be closer to eleven or twelve thousand dollars. There was a discussion about a new putting green and a sand trap on the 9th hole. There was also a discussion about the fish stocking in Monte Verde Lake and whether they needed to go out to bid to see if the resort is getting the best deal. Wild Cat Environmental and Aquatics is the current

vendor. Kalyn will look at the services Wild Cat Environmental is providing and the costs for the fish. On the mountain, the biggest need expressed during the Amenities Committee meeting was electrical. Christy Germscheid will look into more detail on this request. Drew Maxwell reported that the next thing on the list for resort improvements was the base area. Brian Smith reported that the resort will work on fixing the trails, with more gravel and fixing bridges. Some of the maintenance money for Lake Monte Verde is partly for fixing the trail around the lake.

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

AFE/ACC – Linda Wier reported that the AF/EACC is going back through all the open permits to try to get them closed. Tim Bertucci, the new AF/EACC member will start doing inspections. He will be working with Jeff Weeks to learn how to do the inspections.

The next AAFPO Board meeting is scheduled for December 13th at 5:30pm in the Angel Fire Resort Lodge Boardroom.

Mike Woolley adjourned the meeting at 6:41pm.

Respectfully submitted, December 12, 2018

Linda Wier – Executive Director

Mike Woolley – President

Date