

The ASSOCIATION of ANGEL FIRE PROPERTY OWNERS

Board of Directors Meeting Minutes June 13, 2019

Mike Woolley called the meeting to order at 5:32pm on June 13th 2019 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, absent
Brian Smith, Director, present
Drew Maxwell, Director, present
Marty Carpenter, Director, present
Mike Smith, Director, present
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
Greg Battershell – AAFPO Member

Guest Comments

Greg Battershell commented that the Resort did a great job opening the golf course. Greg felt it was smart to wait a week to open the course.

Approval of Agenda

Drew Maxwell made a motion to approve the June 13th 2019 agenda. Rick Hooker seconded. Hearing no objections, the motion carried and the agenda was approved.

Resort Report

Christy Germscheid reported that ninety nine percent of the bike trails were now open. There was a discussion about how collections were going since the new paralegal was hired. Collection were going very well. There was a discussion about how the monies collected for past dues was allocated. Christy confirmed that AAFPO gets 5% of which 4% goes to the Discretionary Fund and 1% goes to the Administrative account.

Approval of Board Meeting Minutes

Drew Maxwell made a motion to approve the minutes of the March 14th 2019 meeting. Marty Carpenter seconded the motion. Hearing no objections, the motion carried and the minutes were approved.

AAFPO Weekend

Linda Wier explained on Friday Night there will be the Welcome Reception at the Country Club from 5pm to 7pm. There will be a New Mexican buffet with beer, margaritas and sodas. Each member will get two drink tickets. Linda asked for volunteers to help with check-

in. Brian Smith, Drew Maxwell, Catherine Moon and Marty Carpenter agreed to help. Resort management will help serve drinks like in past years other than last year. We had an issue with a large line for the bar in 2018.

On Saturday morning, Linda will have voting from 9am to 10am which is thirty minutes earlier than the prior year. With a larger slate of candidates, we want to make sure we have time to tabulate the votes. Then the annual meeting will go from 11am to noon. Both voting and the annual meeting will take place in the Garden Court. Linda and volunteers will help setup chairs and the audio visual on Friday afternoon so that we are ready to go. Drew Maxwell and Rick Hooker volunteered to help setup on Friday and help with voting on Saturday morning.

On Saturday at noon the Resort will do the family picnic at the base of the mountain. Sunday there are no planned events so members can take advantage of discounts and do things on their own.

AAFPO Election

Linda Wier explained that the electronic voting emails went out on June 12th. There were some struggles getting the database of members in good standing because of Resort server issues. Linda explained how the voting emails worked. She will continue to send reminders with more frequency as the last day to vote approaches which is June 26th. Reminders only get sent to those that have not yet voted. If you already voted, you do not get reminders. Linda is communicating with Andrea in membership to make sure she knows the common questions being asked. Linda also took some feedback from Mike and Penni Davey about problems people were having so modifications were made. The first page information was cut down, links to the bios were on every page and then there were links to AAFPO Weekend information in the AAFPO website in the thank you email rather than including all this info on the first screen.

Linda will send an e-mail and/or text message to the current board members to let them know how many proxy votes they received and ask how they would like to vote.

AAFPO Administrative Budget

Linda Wier sent out a proposed administration budget via e-mail to all board members. Rick Hooker asked why the insurance number was double of the prior year. Linda explained that the insurance was up for renewal and underwriting took several months to send the renewal. Because of this delay and change of underwriters the renewal policy bill was not sent until about two weeks after the other policy expired. There was no lapse in coverage. This should not happen next year since we only need to go through the renewal policy every three years.

There was a question about doing an audit every year. Linda explained that the new HOA Disclosure Act does not require us to do the audit every year anymore. The audit is only required every three years under the new law. There was discussion of what the board would like to do going forward. There was a discussion of the how the financial information should be presented related to dues collected versus monies physically handled by AAFPO. The scope of the engagement needs to be determined at a later date by the board.

Drew Maxwell made a motion to approve the AAFPO Administrative Budget for the fiscal year ending April 30th 2020. Rick seconded the motion. Hearing no objections, the motion carried and the budget was approved.

2019 AAFPO Board Meeting Schedule

Linda Wier sent out the proposed AAFPO Board Meeting Schedule by e-mail prior to the meeting. There was a discussion about the date of the Annual Meeting being later in June this year. Marty Carpenter made a motion to approve the 2019 AAFPO Board Meeting Schedule. Drew Maxwell seconded the motion. Hearing no objections, the motion carried and the meeting schedule was approved.

AAFPO Office

Mike Woolley explained that the AAFPO Office is located in the Country Club right inside the double doors on the second floor of the Country Club. The Resort has a new paralegal who is currently working out of the Membership office. The Resort has asked if AAFPO would be willing to move to another location because it would make sense to have the paralegal in a separate office in the Country Club near Membership. The options were the second floor of the Angel Fire Resort Real Estate office or the office currently used by Dan Rakes. Linda Wier explained that she had talked to Mark Seiter about combining the AFE/ACC and the AAFPO office in the single location at the real estate office. Linda has been exploring these options with the Resort to see if this would work. We could draw up an agreement with all the details. Bubba Davis made a motion to move the AAFPO Office to a new location. Mike Smith amended the motion to allow Linda Wier to negotiate with the Resort related to the move. Rick Hooker seconded the amended motion. Hearing no objections, the motion carried.

AAFPO By-Laws Update

Mike Woolley explained that he had asked Mike Smith to summarize the items that need to be changed in the bylaws. Linda Wier sent out the document Mike Smith put together by e-mail prior to the meeting. Mike Smith explained that he agreed with Carol Neelley that the bylaws only bind the AAFPO. This is just the first attempt by Mike Smith to move forward on amending the bylaws. Mike Smith highlighted the main items in his summary. There are many items that are confusing in the current bylaws. It was agreed that revised bylaws need to be more specific and have better definitions. Mike Smith tried to get all the issues in writing to present to the Board. The bylaws need to be revised first, then the rules and regulations can be revised. Mike Woolley wanted to make sure everyone understood that he asked Mike Smith to put together some thoughts because he wants the board to come together and with a draft that will be brought to the public. The document presented was not a draft.

Fuel Modification Ordinance Update

Mike Woolley has allotted a short amount of time to discuss the fuel modification ordinance at the annual meeting. The Fire Chief will be at the meeting along with the Firewise Committee. They will have a booth with information to give to members. Brian Smith explained to the board that the new ordinance was a modified version of the prior ordinance. This ordinance is much more reasonable. There is a lot that the Fire Department has cleaned up as an example of what a difference it makes in appearance of health of the forest. The Fire Department did an excellent job of getting something out that is much more enforceable. The Fire Department will come out and assess your lot and tell you what you need to do on your lot. The Fire Department is also gathering a list of people who can be hired to clean up your lot. Brian explained that the problem is the green belts that are owned by the Resort and AAFPO has some responsibility as well. The length of time you have to clean your lot is depend on how many acres you own. Christy Germscheid explained that the Resort is working with the Fire Department to come up with a plan to figure out which sections to work on first. The Resort is such a large landowner so they have a thirty-year period with the new ordinance to clean up their land. The Fire Department and Firewise will be at the annual meeting to hand out information explaining the new ordinance and to answer questions.

Reports

President – Mike Woolley had nothing additional to report.

Treasurer's report – Rick Hooker reported that collections were down this year a good bit. There was a lot less money than was expected for the Amenities Budget. There was also less carryover because most of the projects were completed. Overall, the budget for this fiscal year, the budget is considerably less. Christy Germscheid had asked about the decrease on the

fence project for the stables. Rick Hooker and Drew Maxwell explained the fence project was ongoing based on how much they could allocate each year. Drew Maxwell had sent out a revised Amenities Budget based on the new information. Rick Hooker explained where monies had to be cut based on changes. Drew Maxwell made a motion to amend the Amenities Budget based on the new information. Bubba Davis seconded. Hearing no objections, the motion carried and the budget was amended.

Linda Wier e-mailed the Treasurer's report to everyone prior to the meeting detailing the AAFPO Administrative accounts.

Secretary – Cathe Moon reported that she had one concern by a family about a neighbor's property. Linda Wier reported that the AFE/ACC received a formal complaint. The AFE/ACC inspector will go out and assess the situation and then send a letter out to the neighbor regarding the covenant violations. The AFE/ACC is the place to file complaints about non-compliance with covenants.

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

The next AAFPO Board meeting is scheduled for July 11th 2019 at 5:30pm in the Angel Fire Resort Lodge Boardroom.

Mike Woolley adjourned the meeting at 7:47pm.

Executive Session convened at 7:55pm

The board discussed a letter with recommendations from AAFPO's attorney, Carol Neelley.

Regular session reconvened and adjourned at 8:17pm

Respectfully submitted, July 10, 2019

Linda Wier – Executive Director

Mike Woolley – President

Date