

The ASSOCIATION of ANGEL FIRE PROPERTY OWNERS

Board of Directors Meeting Minutes July 8, 2014

Mike Woolley called the meeting to order at 5:30pm on July 8, 2014 in the Angel Fire Resort Lodge.

Roll Call

Mike Woolley, President, present
Drew Maxwell, Secretary, present
John Goodson, Director, present by conference call
Sara Culbreth, Treasurer, present by conference call
Sharon Schultz, Director, present
Bubba Davis, Director, present
Carla Sides, Director, present
Lee Hopson, Director, present
Catherine Moon, Director, present
Nine members present at roll call, quorum established

Introduction of Guests and Audience Comments

Jay Mitchell, Village of Angel Fire Manager
Linda Wier, AAFPO Board Executive Director

Approval of Agenda

Sara Culbreth made a motion to approve the July 8th 2014 agenda with changes to move the discussion of the Comment cellular tower to follow the Resort Report from John Kitts. Lee Hopson seconded. Hearing no objections, the motion carried and the agenda was approved.

Resort & Membership Report

John Kitts report that the Resort is having a good summer and things are going well. There were some bridge repairs done on the golf course on the #1 hole to help keep players from tripping when walking the golf course. Joe Destafano is working on green #12 and the tee boxes.

The bridge at Olympic Park was completed. The bridge looks very nice and there is still money for some landscaping to be added.

Commnet Request

Jay Mitchell, Angel Fire Village Manager summarized the request from Commnet that was first presented October of 2013. The Village approved a resolution to construct a one hundred and twenty foot monopole tower. Commnet will enter a formal lease with the Village of Angel Fire for the tower. Commnet will install a repeater system that will allow the emergency central services to have radio service out by Black Lake and where there is no line of site to the current tower. The site that was selected has the best coverage. Power will also be run up through the easement. This will allow the Village to put in an automated system to monitor the water tanks without having to travel up to the site to do this. In the winter it is very hard to get to the locations to monitor the tanks. The Village has done research to make sure that putting the tower in the greenbelt utility

easement is within the covenants. Bubba Davis made a motion to approve the installation of the Commnet monopole tower. Carla Sides seconded the motion. Hearing no objections, the motioned passed unanimously. Mike Woolley will communicate with Commnet to let the company know the request was approved by the AAFPO Board of Directors.

Approval of Minutes

Bubba Davis made a motion to approve the minutes from the board meetings on April 24th 2014, June 5th 2014 and June 7th 2014. Sara Culbreth seconded. Hearing no objections the motion passed unanimously.

Reports

President – Mike Woolley reported that he wanted everyone to think about new AAFPO Committees.

Treasurer – Linda Wier sent out all the financial reports and Treasurer's report prior to the meeting for the Board to review. There was a discussion about AAFPO Weekend and the budget to actual expenses. Carla Sides asked about the PO Box fee we pay for AAFPO. Because there is no physical location for AAFPO that is not owned by the resort, AAFPO must pay the \$48 per year fee to have a PO Box. There were some attorney fees for the HOA Disclosure Act filing that had to be done by June 30th 2014. The fees for the HOA Disclosure Act compliance are tracking pretty close to the expenses since we raised the fee from \$100 to \$150. The auditors were here to do field work mid-June. The tax return for AAFPO will be extended since the audit must be completed for the tax return can be filed.

Secretary/Amenities Committee – Drew Maxwell reported the amenities projects are being completed as planned. There are still some projects to be completed which should be completed this summer. The Amenities Committee will be meeting to discuss the projects for the coming year. There was discussion about fish stocking in Monte Verde Lake. There are approximately eight stocking per year that occur in the spring and summer months. There are some new people interested in getting involved in the stables and RV Park. Drew Maxwell commented that he felt a master plan was needed for the stables and RV Park.

Legal – Mike Woolley reported that we have been meeting with Carol Neelley and the Resort to get the filings done related to the HOA Disclosure Act. Carol has done a good job researching items for AAFPO and making sure we are in compliance. Carol also helped with the Comment request recently.

AF/EACC – Bubba Davis reported that everything is going well with the EACC. They are meeting twice a month to approve the permits submitted.

AAFPO Weekend

Sharon Schultz reported that everything went well this year. The event stayed within the budget. Sharon had sent out a report prior to the meeting for the board members to review. The new sign at Pioneer Square looked great. The Resort's marketing department helped with this. There were a lot of favorable comments received from members about all the events. A suggestion was made to do a survey of members related to AAFPO Weekend. Linda Wier will put together a

survey and the Board can review it before we send it out to members. Checks to the participants for the Taste of Angel Fire will be delivered by Linda Wier to all the participants. There were also favorable comments about the artists in the foyer at the AAFPO Annual Meeting. There was a request from the Board for Lynn Heafey to talk with Jillian about blocking out the dates of the AAFPO Weekend next year for events that would close Elements Bar and Restaurant to members.

AAFPO Social

There was discussion of the social which will be held on Thursday, September 4th 2014 in the evening at the Angel Fire Resort Country Club. The theme was decided and it will be Margaritaville. Linda Wier will discuss this with Trini Bradley who agreed to head the social committee. Linda will also discuss the theme with Jillian Smothers to come up with ideas for food, etc at the event. Lynn Heafey also agreed to be on the committee to help with this event.

Officers and Committees

Mike Woolley started the discussion for election of new Officers for this year. Drew Maxwell made a motion to appoint Mike Woolley as President, Sharon Schultz as Vice President, Bubba Davis as Secretary and Sara Culbreth as Treasurer. Lee Hopson seconded the motion. Hearing no objections the motion passed unanimously.

Mike Woolley led the discussion to appoint Committee chairpersons. The following chairpersons were appointed.

- Amenities Committee Chair – Drew Maxwell (Drew has a chairperson for each amenity)
- Finance Committee Chair – Sara Culbreth (Lee Hopson, Drew Maxwell, Linda Wier and Lynn Heafey committee members)
- AAFPO Weekend Chair – Sharon Schultz (Linda Wier and Catherine Moon committee members)
- Village of Angel Fire Liaison – John Goodson
- Angel Fire Chamber of Commerce Liaison – Lee Hopson
- Rule and Regulations Committee – Lee Hopson, Mike Woolley, Bubba Davis, Linda Wier and Lynn Heafey
- Waivers & Review Committee – Mike Woolley, John Goodson and Carla Sides

Next Board Meeting – the next meeting was scheduled for Tuesday, August 12th at 5:30pm at the Angel Fire Lodge Board Room.

Mike Woolley adjourned the meeting at 6:55pm

Respectfully submitted, July 25, 2014

Linda Wier – Executive Director

Mike Woolley – President

Date