

# The ASSOCIATION of ANGEL FIRE PROPERTY OWNERS

## Board of Directors Meeting Minutes September 11, 2014

Mike Woolley called the meeting to order at 5:30pm on September 11, 2014 in the Angel Fire Resort Lodge.

### **Roll Call**

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

### **Introduction of Guests and Audience Comments**

Linda Wier, AAFPO Board Executive Director  
Lynn Heafey, Angel Fire Resort  
Marvin Sheriff, AAFPO Member  
Richard Strunc, Country Club Villas HOA  
Sherrill Johnson, Country Club Villas HOA  
Curt Hass, Country Club Villas HOA  
Edd Geoffroy, Country Club Villas HOA  
Bill Matlin, Country Club Villas HOA

### **Approval of Agenda**

Lee Hopson made a motion to approve the September 11<sup>th</sup> 2014 agenda. Bubba Davis seconded. Hearing no objections, the motion carried and the agenda was approved.

### **Resort & Membership Report**

Lynn Heafey discussed some of the upcoming fall events available to members and guests. Elan Energy hired a Chief Marketing Officer, Ed Cohen, who will be spending considerable time in Angel Fire. Lynn Heafey hired an Assistant Controller, Peggy Ruckers, who will be starting on September 15, 2014.

The resort has added another three miles of trail to the bike park. The resort has to prepare an emergency action plan in the case that Monte Verde Dam overflowed or collapsed. This must be done to comply with the NM Dam Safety Bureau requirements.

### **Clay Villas Property Owners Association Report**

Edd Geoffrey presented a plat of Clay Villas to the Board. Richard Strunc presented an issue that the members of Clay Villas Property Owners Association currently have to the Board.

There are 32 lots on 5 acres. There are 25 lots that are built on currently. There is an area that is comprised of 4 lots that are adjacent to the common area. The Association was willing to assume Lance Clay's (the developer) debt to take ownership of the 4 lots. The Association presented a plan for improvements to the 4 lots to the Board to make the area look nicer. They also asked the Board to consider forgiving the Association for back dues if they took ownership from Lance Clay and made this into common area. Richard also presented a written proposal to the Board. There was a discussion about the Board not having the authority to forgive past due dues.

### **Approval of Minutes**

Lee Hopson made a motion to approve the minutes from the board meetings on August 12<sup>th</sup> 2014. Drew Maxwell seconded. Hearing no objections the motion passed unanimously.

### **Tree Thinning & Firewise**

Mike Woolley reported that the Village Council voted to send the ordinance back to the Committee to start over. There is nothing new to report now. Linda Wier will work with Membership to get an e-mail out to members regarding the ordinance.

### **Reports**

President – Mike Woolley had nothing to report.

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 the HOA Disclosure Certificate fees and expenses.

Secretary/Amenities Committee – Drew Maxwell reported that the committee had a meeting to discuss projects that could be done with the excess money in the budget. John Burt is getting bids for improvements at the RV Park and Stables.

Legal – Mike Woolley had nothing new to report.

AF/EACC – Bubba Davis reported that everything is going well with the EACC. They are meeting twice a month to approve the permits submitted. Building and remodels seem to be picking up a little.

Next Board Meeting – the next meeting was scheduled for Thursday, December 11<sup>th</sup> at 5:30pm at the Angel Fire Lodge Board Room.

Mike Woolley adjourned the meeting at 6:35pm

Respectfully submitted, December 8, 2014

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Linda Wier – Executive Director

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Mike Woolley – President

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Date