

# The ASSOCIATION of ANGEL FIRE PROPERTY OWNERS

## Board of Directors

### Meeting Minutes

July 11, 2019

Mike Woolley called the meeting to order at 5:30pm on July 11<sup>th</sup> 2019 in the Angel Fire Resort Lodge.

#### **Roll Call**

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

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

Linda Wier – AAFPO Board Executive Director  
John Kitts – Angel Fire Resort  
Krysty Ronchetti – AAFPO Member  
Julie Woodman – AAFPO Member  
Mike Davey – AAFPO Member  
Penni Davey – AAFPO Member  
Greg Battershell – AAFPO Member  
Larry Trom – AAFPO Member  
Bruce Roach – AAFPO Member  
Lovellev Upton – AAFPO Member  
Bill and Diana Winkelmann – AAFPO Members  
Eric Sherman – AAFPO Member  
John and Martha Badar – AAFPO Members

#### **Guest Comments**

Guests introduced themselves. Greg Battershell commented that the Resort did a great job opening the golf course. Lovelle Upton commented that he came to the meeting to give the new board members some legacy history. Lovelle tries to come to the first board meeting for newly elected board members. Lovelle explained how relationships with the Resort, the Village and the AAFPO Board have not always been the way they are now. This relationship was very contentious when Lovelle was elected to the board. Lovelle's advice was to try to have a good working relationship with the Resort because the AAFPO Board has a duty to act on behalf of the members. Honey draws a lot more flies than vinegar. Lovelle encouraged the Board to use negotiation and influence rather than a lawsuit. He let the board know that currently he felt the relationship with the Resort was the best he had seen it in his years being involved and as a property owner. He welcomed the board members to contact him if they wanted to. Mike Davey also commented he had similar positive dealings with resort management and encouraged the board to work with the resort.

## **Approval of Agenda**

Mike Woolley suggested that we move item 7.a. Election of new officers for FY2020 up just after 5.a. Election Results. Drew Maxwell made a motion to approve the July 11<sup>th</sup> 2019 agenda as amended with Mike Woolley's suggestion. Mike Smith seconded. Hearing no objections, the motion carried and the agenda was approved.

## **Resort Report**

John Kitts, Angel Fire Resort CEO introduced himself to everyone. He offered to talk with any of the new board members. He suggested to call or e-mail him so he could setup a time to meet.

## **Approval of Board Meeting Minutes**

Drew Maxwell made a motion to approve the minutes of the June 13<sup>th</sup> 2019 meeting. Brian Smith seconded the motion. Hearing no objections, the motion carried and the minutes were approved.

## **Welcome New AAFPO Board Members**

Mike Woolley welcomed Julie Woodman, Penni Davey and Krysty Ronchetti as new AAFPO Board members. Mike Woolley thanked Bubba Davis and Catherine Moon for serving on the board for the past years.

## **AAFPO Election**

Linda Wier passed out the election report to the AAFPO Board members. 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 3,800 members in good standing and of those 3,298 members 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 1,094 votes this year. 1,084 were electronic and there were 29 duplicates so the total of valid electronic votes was 1,055. We had 39 paper ballots. 911 of these the members voted their own votes and 140 were proxy votes. Ten percent of the members need to vote to meet quorum which was 380 votes this year. We had no problem meeting quorum. The winners of the election were Julie Woodman, Krysty Ronchetti and Penni Davey. The dues winner was Mark W Ford, member number 32007. Mark was not present at the Annual Meeting. The winner did not need to be present to win. The drawing will continue this way going forward.

There was a discussion about working for the developer or being a contractor of the developer because Penni Davey had been asked by four members how Krysty Ronchetti could run for the board of directors if she worked for the resort. Mike Smith asked if we could get an opinion from our attorney whether there is a conflict of interest having Krysty as a board member. Until then, Mike asked Krysty if she would abstain from voting. Krysty agreed to this.

Mike Smith made a motion to certify the election results, Drew Maxwell seconded the motion. There were five votes in favor and one vote not in favor, the motion carried and the election results were certified.

## **Election of New Officers**

Mike Woolley asked if Linda Wier could take over the election of officers. The board agreed to let Linda Wier handle election of President, Vice President, Treasurer and Secretary. Once the President is elected, then the new President will take over. Drew Maxwell nominated Mike Smith as the President. Billy Pepper seconded the nomination. Mike abstained from voting and received five other votes. Mike Smith was elected as the new President. Drew Maxwell nominated Rick Hooker as the Vice President. Julie Woodman seconded the nomination. Brian Smith nominated Penni Davey for Vice President. Marty Carpenter seconded the nomination. Rick Hooker received four votes and Penni Davey received three votes. Rick

Hooker was nominated as the new Vice President. Billy Pepper nominated Drew Maxwell to be Treasurer, Penni Davey seconded the motion to nominate Drew Maxwell to be Treasurer. Drew Maxwell received five votes and was elected as the new Treasurer. Drew Maxwell nominated Penni Davey as the Secretary. Marty Carpenter seconded the nomination. Penny received five votes was elected as Secretary.

### **AAFPO Weekend**

Linda Wier felt the weekend went well. The Friday Night Reception was well attended. There were approximately 296 people in attendance. The count is determined by number of name tags and drink tickets given out. This year the attendance was up about ten percent from the prior year. There was a minor issue with the food buffet line arrangement based on where the plates and utensils were placed. It is always hard to keep everything covered in case it does rain. We will look at this again next year when figuring out the setup. The beverage service was much better this year thanks to the Resort management helping with serving of drinks. They mingled with the members and served drinks so there was never much of a line for drinks. Brian Smith, Drew Maxwell, Catherine Moon and Marty Carpenter helped with check in and this ran very well.

On Saturday morning, Linda did voting from 9am to 10am which is thirty minutes earlier than the prior year. With a larger slate of candidates, we wanted to make sure we have time to tabulate the votes. Rick Hooker and Drew Maxwell helped take the votes while Linda tabulated the votes. This worked out very well and everything was done in plenty of time prior to the meeting start. Having the Annual Meeting in the Garden Court seems to work well. There were about 300 people at the Annual Meeting. Members like being able to go right to the picnic from the meeting. This also gives members time to do other things and use discounted or free amenity usage on Sunday. Linda received very favorable comments about the weekend. Linda posted the annual meeting presentation and the meeting schedule on the AAFPO website. There was a discussion of how questions from members can be asked. Currently, the board stays after the meeting to answer questions.

### **AAFPO Committees**

Linda Wier passed out the list of Committee members to all the board members and guests. Mike Smith explained the committees to everyone. The new committee list will be voted on at the next AAFPO Board meeting.

### **Reports**

President – Mike Smith had nothing additional to report.

Treasurer's report – Linda Wier e-mailed the Treasurer's report to everyone prior to the meeting detailing the AAFPO Administrative accounts. Linda explained what she sends out to the new directors. Linda did not send out the reports that she gets from Resort each month because the Resort was having issues with their systems and could not generate the reports for this meeting. Linda talked with Kalyn and was informed that the collections were good. Once the systems are working properly, Linda will get reports from the Resort.

There was a question raised by Penni Davey about a fee charged by AAFPO when a member sells their property in Angel Fire. The fee in question is for the HOA Disclosure Certificate preparation. Linda explained how the process works. There was a discussion about how the process works.

AFE/ACC – Nita Jones is currently the Administrative Assistant and she has been there since January. She has been very busy this summer and is doing a good job.

Secretary – no report

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

The next AAFPO Board meeting is scheduled for August 8<sup>th</sup> 2019 at 5:30pm in the Angel Fire Resort Lodge Boardroom.

Mike Smith adjourned the meeting at 7:12pm.

Respectfully submitted, August 7, 2019

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Linda Wier – Executive Director

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Mike Smith – President

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Date