

The ASSOCIATION of ANGEL FIRE PROPERTY OWNERS

Board of Directors Meeting Minutes August 8, 2019

Mike Smith called the meeting to order at 5:30pm on August 8th 2019 in the Angel Fire Resort Lodge.

Roll Call

Mike Smith, President, present
Rick Hooker, Vice President, present
Drew Maxwell, Treasurer, present
Penni Davey, Secretary, present
Billy Pepper, Director, present
Brian Smith, Director, present
Julie Woodman, Director, present by teleconference
Marty Carpenter, Director, present
Krysty Ronchetti, Director, present by teleconference
Nine members present at roll call, quorum established

Introduction of Guests and Audience Comments

Linda Wier – AAFPO Board Executive Director
John Kitts – Angel Fire Resort
Mike Davey – AAFPO Member
Catherine Moon – AAFPO Member
Larry and Sandra Trom – AAFPO Members
Bruce Roach – AAFPO Member
Kathleen Dello Stritto – AAFPO Member
Peter Dunavant – AAFPO Member
Beverly and Henry Perez – AAFPO Members
Isabel Pratt – AAFPO Member
Robin May – AAFPO Member
Peggy Trott – AAFPO Member

Resort Report

John Kitts, Angel Fire Resort CEO, reported that the Resort was having a very good summer. The golf course is in good shape. The Gravity Bike Park is doing well. They are doing work on the greenbelts and starting the electrical project at the top of the mountain to improve snowmaking. Planning for the new putting green at the Country Club has started. This project will start in the fall. All the ripped seat cushions have been repaired or replaced on the chairlifts. The Resort looks forward to working with the AAFPO Board.

Approval of Agenda

Rick Hooker made a motion to approve the August 8th 2019 agenda. Drew Maxwell seconded. Hearing no objections, the motion carried and the agenda was approved.

Approval of Board Meeting Minutes

Brian Smith made a motion to approve the minutes of the July 11th 2019 meeting. Drew Maxwell seconded the motion. Hearing no objections, the motion carried and the minutes were approved.

AAFPO Audit and Agreed Upon Procedures

Linda Wier reached out to several firms for the audit and the agreed upon procedures engagement. Axiom CPAs and Business Advisors, LLC came back with a bid for \$7,000 for the audit and \$3,500 for the agreed upon procedures engagement. Drew Maxwell made a motion to do an audit and the agreed upon procedures for the year ended April 30, 2019 and use Axiom. Penni Davey seconded the motion. Hearing no objections, the motion carried and the audit and agreed upon procedures will be done by Axiom CPAs and Business Advisors, LLC.

Guest Comments

Guests were allowed to ask questions.

Bylaws Discussion

Mike Smith explained that the bylaws need to be updated. The current bylaws are on the AAFPO website for all members to review.

HOA Disclosure Act Update

Linda Wier explained the original HOA Disclosure Act was enacted in 2013. The state of New Mexico enacted some changes to the HOA Disclosure Act effective as of July 1, 2019. AAFPO has procedures in place to comply with the HOA Disclosure Act. Carol Neelley, AAFPO's attorney, gave her opinion on the areas changed that apply to AAFPO. The procedures will be updated to comply with the changes made in the HOA Disclosure Act.

Tree Thinning

Rick Hooker passed out a copy of the AFE/ACC Tree Thinning permit. There was a discussion about the current permit and Village of Angel Fire Fuel Modification Ordinance. This item will be revisited at the next meeting after getting feedback from the AFE/ACC.

Committee Update

Mike Smith passed out a new list of committees to the board with updates since the last 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.

AFE/ACC – no report.

Secretary – Penni Davey reported that as part of SB 150, the secretary needs to request a list of the members. All board members need to sign a form certifying they have read and understand the community documents. This form will be signed at the next AAFPO Board meeting.

Amenities – Drew Maxwell reported there was an Amenities Committee meeting on Wednesday, August 31st. Drew explained there has been significant damage to the asphalt tennis courts from prairie dogs. These courts will need to be replaced with post tension concrete courts. The cost to replace the courts is expensive so Drew is working with the resort to help with this project.

Legal – Mike Smith reported that Carol Neelley, the AAFPO attorney, issued a letter regarding the conflict of interest issue brought up at the last AAFPO Board meeting. This letter was passed out to the board with a reminder that it privileged and confidential attorney-client

communication. Carol Neelley's stated there is no conflict of interest with Krysty Ronchetti serving on the board. The board agreed to let Penni Davey write a letter asking her questions related to the conflict of interest issue. This letter will to be emailed to the AAFPO Board for review before sending to Carol Neelley.

The next AAFPO Board meeting is scheduled for September 12th 2019 at 5:30pm in the Angel Fire Resort Lodge Boardroom.

Mike Smith adjourned the meeting at 7:15pm.

Respectfully submitted, September 10, 2019

Linda Wier – Executive Director

Mike Smith – President

Date