

April 29, 2021

To: AAFPO Board

RE: Resignation from AAFPO Board

It is with profound regret that I must submit my resignation from the position of Secretary of the Association of Angel Fire Property Owners, Inc, effective April 29, 2021. On this date, the close of the sale of our residence within the Angel Fire Resort was completed and I am longer a property owner.

The tactics that I have seen from the Resort over the last 10 months in my position as Secretary on the AAFPO Board and in my years as an Angel Fire property owner are both shocking and unbelievable. I would be remiss if I didn't address a few of these to our members publicly.

The most recent actions by the Resort only further highlight the improprieties: The recent correspondence many of the members have received via two emails from Angel Fire Resort, titled "**AAFPO Board Candidate Spotlight**", was **not endorsed or approved by the AAFPO Board**. Once again, the Resort has used AAFPO's Member List to send emails to our members, and yet has failed to supply this same full list to AAFPO. This has continually hindered our ability to communicate effectively with our members, the same people we are bound to protect.

When a developer is contracted to oversee and allocate the assessment dues for a homeowners association, and that same developer is soliciting and endorsing candidates for the non-profit AAFPO Board, *the organization responsible for approval of assessment dues or proposals put forth from the developer*, that's like "the fox guarding the hen house.

Membership in the Association is defined in Article IV of the Articles of Incorporation and in Article III of the governing By-Laws. The term "Member" shall mean the person holding or designated to hold such membership in good standing. The Developer and its successors (Angel Fire Resort Corporation) shall **not** be considered members. Any property belonging to the Angel Fire Resort does **not** pay assessment dues. The reason for this is **ensure independence of the Association and protect its property members**.

AAFPO is an independent homeowner association and works independently from the Resort to provide for its members best interest. Where possible, the AAFPO and Angel Fire Resort work in concert towards the common good of Angel Fire; however, in all cases AAFPO's duty as a non-profit association is the protection of its members unlike Angel Fire Resort's duty which is to increase profits for their owners and private shareholders.

The Resort appears to continue to act in their own best interests. Between attempting to deny the legitimacy of this Board (The Board has been upheld to be legitimate by the New Mexico Courts), to denying the very existence of AAFPO as a homeowner's association (currently awaiting court determination on this issue), to spending YOUR dues without transparency of proper receipts and accounting to the AAFPO Board, it is imperative that the Board serve as a "check and balance" on the Resort's power.

In order to do the job effectively and objectively, the Board must not be influenced by the Resort. All actions undertaken must be for the advantage of the members, ensuring the Board is following New Mexico Statutes and its By-Laws.

I support the current Board's actions since July 2020 and the ongoing legal actions against Angel Fire Resort.

Most members sit by and voice complaints regarding the Board, but have not taken the time to read the organizational documents nor the history of the board and the Resort to learn what is really going on. To those diligent members who have supported the Board, read the documents, and voted to make changes last June 2020, I commend you and ask you to consider running for the AAFPO Board.

With the upcoming election mere months away, I encourage all property owners to evaluate the candidates with the purpose of AAFPO in mind: working towards the best interests of the members, rather than the profits of the Resort. Your association needs good people who will be accountable to the members.

Regards & Best wishes,

Sandra Trom

Note: The opinions above are my personal comments and thoughts. Statements do not reflect the beliefs of all the Board Directors of AAFPO.