



**Board of Directors Meeting December 16, 2021
5:30PM, MST**

Location of Meeting: Due to Coronavirus restrictions, the meeting was held virtually on Microsoft Teams Platform

Present at the Meeting:

Kim May, President
Wade Gungoll, Vice President
Dave Simon, Treasurer
Kristen Devlin, Secretary
Samantha Weeks, Director
Bruce Roach, Director
Rick Clark, Director
Holly Ham, Director
Penni Davey, Director
Mark Manley, Ex-Officio, present
Nine members present at roll call, quorum established

Time Commenced: The Annual Meeting for the Association of Angel Fire Property Owners was called to order at 5:30 MST on December 16, 2021 by President May.

Agenda Additions

Motion to amend Agenda to add Treasurer's report made by Dave Simon.
Seconded by Samantha Weeks. No objections. Motion carried by quorum.

Motion to amend Agenda to add Resort Opening Day Update made by Mark Manley.
Seconded by Holly Ham. No objections. Motion carried by quorum.

Introduction of Christy Germscheid, Resort Vice President.

Christy updated on Member preview day, open runs and opening day. Christy updated on opening day ticket price and anticipated ticket price caps. Night skiing is delayed. Tennis courts remain open for tennis and pickleball. Greenbelt trails remain open. Fireworks show for Christmas and New Year's Eve still planned but will depend on dry conditions. Free s'mores and hot chocolate being offered Friday/Saturday. Nordic Noodle House is opening where Par and Grill is for the winter weekend season. Nordic sledding and cross country are not open yet, retail will be open.

Approval of the Minutes

Penni Davey moves to add Holly Ham's comments at previous meeting to the Minutes. Holly Ham seconds Penni's motion. Motion is voted on, two in favor, seven opposed. Motion is denied. December 4th Board Meeting Minutes approved as drafted.

Treasurer's Report

Treasurer Simon has accessed the Quickbooks account and is working to reconcile the budget with the estimates. AAFPO is overbudget and will move money from the money market account to cover the shortfall. Treasurer Simon will provide a detailed report on the budget at the next meeting.

Treasurer Simon moves to change signature authority on the bank account to Dave Simon, Kim May, and Samantha Weeks. Director Davey seconded the motion. Motion is voted on, nine in favor, motion is approved.

Treasurer Simon has initiated AAFPO's accountant to prepare the past-due 2020 tax return. Treasurer Simon makes a motion to use \$7,000 (Axiom will not charge the current \$9,000 rate but will honor the rate given in the past) to engage Axiom to immediately audit AAFPO's finances due to AAFPO being delinquent in filing the two-year report. Director Bruce Roach seconded. Motion is voted on, nine in favor, motion is approved.

Certification Duties moved to Executive Session.

Seating of Chairs of Committees

Legal Committee Chair

Dave Simon nominates Wade Gungoll. No other nominees, votes are taken, 8 in favor and Wade abstains.

*Wade Gungoll was confirmed as **Legal Committee Chair**.*

By-Laws Committee Chair

Rick Clark nominates Wade Gungoll. Penni Davey nominates herself. No other nominees, votes are taken, Wade abstains, 6 in favor of Wade Gungoll, 2 in favor of Penni Davey.

*Wade Gungoll is confirmed as **By-Laws Committee Chair**.*

Director Mark Manley volunteers to serve on the By-Laws committee.

Finance Committee Chair

Penni Davey nominates Holly Ham, Wade Gungoll nominates Rick Clark. No other nominees, votes are taken, 2 in favor of Holly Ham, 7 in favor of Rick Clark.

*Rick Clark is confirmed as **Finance Committee Chair**.*

Amenities Committee Chair

Rick Clark nominates Bruce Roach. Holly Ham nominates Penni Davey.
No other nominees, votes are taken, 2 in favor of Penni Davey, 7 in favor of Bruce Roach.

*Bruce Roach is confirmed as **Amenities Committee Chair**.*

Architectural Committee Chair

Kim May notes that Jake Crain is doing an excellent job as Architectural Committee Chair and will continue in that role.

*Jake Crain will continue as **Architectural Committee Chair**.*

Communications Committee Chair

Bruce Roach nominates Kristen Devlin.
No other nominees, votes are taken, 9 in favor of Kirsten Devlin.

*Kristen Devlin is confirmed as **Communications Committee Chair**.*

Covenants and Restrictions Committee Chair

Samantha Weeks nominates Rick Clark.
No other nominees, votes are taken, 9 in favor of Rick Clark.

*Rick Clark is confirmed as **Covenants and Restrictions Committee Chair**.*

Director Mark Manley volunteers Resort Counsel Dan Rakes to serve on Covenants Committee.

Waivers Review Committee Chair

Rick Clark nominates Samantha Weeks.
No other nominees, votes are taken, 9 in favor of Samantha Weeks.

*Samantha Weeks is confirmed as **Waivers Review Committee Chair**.*

Director Holly Ham asks President Kim May for a description of this committee, stating the belief that it is a new committee. President May explains this committee is not new and this is a waiver for dues as requested through the resort. Director Manley volunteers Resort Counsel to continue to serve on the Waivers Review Committee.

Election Committee Chair

Wade Gungoll nominates Tara Chisum.
No other nominees, votes are taken, 9 in favor of Tara Chisum.

*Tara Chisum is confirmed as **Election Committee Chair**.*

2022 Meeting Dates

President May makes a motion to add a Special Meeting to the calendar for February 3rd. This meeting will cover an in-depth Treasurer's report, and seat remainder of committees. Board Members confirm this date is good, motion is passed. Meetings will be at 5:30 PM, MST. Regular Meetings will be March 10th and June 9th. Annual Meeting will be June 25th, Candidate Certification Meeting will be May 12th. Director Davey moves to approve all of the meeting dates. Director Samantha Weeks seconded. Vote is taken, 9 in favor. Meeting schedule is carried.

Director Roach asks about meeting dates for the remainder of the summer. President May states the newly elected board will set those dates after the June 25th election.

Executive Session begins.

Executive Session ends.

Executive Session Motions

Dave Simon and Holly Ham make a motion to continue using Mary Sherwood for the HOA disclosures. Vote is taken, 9 in favor, motion is carried.

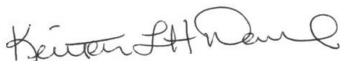
Wade Gungoll and Rick Clark make a motion to engage Marrs Griebel Law, LTD as AAFPO counsel. Vote is taken, 9 in favor, motion is carried.

Further Business

President May asks if there is further business. There was not. The meeting was adjourned at 6:30PM MST.

The next AAFPO Board meeting is scheduled for February 3rd, 2022 5:30PM MST.

Respectfully submitted, December 23, 2021



Kristen Devlin – Secretary



Kim May – President

2/4/22
Date