

Welcome



SKI SCHOOL

is recruiting **full time** and **part time** instructors
for the upcoming winter

NO EXPERIENCE NECESSARY. THEY WILL TRAIN YOU UP! *Membership benefits available*

Calf Canyon / Hermit Peak Fire

Support those who lost homes or are affected

Donate online at the GoFundMe page: [**https://bit.ly/EvacuationStation**](https://bit.ly/EvacuationStation)

MAIL CHECKS:

ALM FOOD PANTRY
"Evacuation Station"
PO Box 1190 Angel Fire, NM 87710

DONATE IN PERSON:

CHISUM REALTY
6 First National Place,
Angel Fire, NM 87710

2021-2022 AFFPO Board of Directors

DECEMBER 4, 2021 – JUNE 25, 2022

Kim May **PRESIDENT**

Wade Gungoll **VICE PRESIDENT**

Kristen Devlin **SECRETARY**

David Simon **TREASURER**

Mark Manley **EX OFFICIO**

Rick Clark

Penni Davey

Holly Ham

Bruce Roach

Samantha Weeks

Amenities Committee

ALLOCATES 4% DISCRETIONARY BUDGET

Bruce Roach CHAIR

Rick Clark

David Simon

Norm Alley

Susan Alley

Tom Chick

Bubba Davis

John Green

Drew Maxwell

Kevin Megli

Greg Shirley

Brian Smith

Bylaws Committee

Wade Gungoll **CHAIR**

Mark Manley

Keith Parker **CO CHAIR**

Chuck Howe

Kim May

Environmental and Architectural Committee

Jake Crain CHAIR

AJ Farmer

Randy Kaiser

Matt Billingsley (Inspector)

Wayne Hajovsky

Amy Sime (Administrative Assistant)

The AFE/ACC office is located on the second floor of the AF Real Estate & Land company
10 N. ANGEL FIRE RD.

Office hours WED - FRIDAY, 9AM - 1PM

Meetings 9AM ON THE 2ND AND 4TH THURS. OF EACH MONTH

Environmental and Architectural Committee

PERMITS ARE REQUIRED FOR:

New Construction

Homes

Roof Extensions

Garages

Sheds

Landscaping

Fences

VALLEY OF THE UTES

Exterior Remodeling

Roof Replacement

Retaining Walls

New Siding

Color changes

Decks

PERMITS CAN BE DOWNDLAODED FROM AAFPO.ORG

Finance Committee

AUDITS 95% REPORT

Rick Clark CHAIR

David Simon

Bruce Roach

Mark Bennett (CPA)

Doug Devlin (Attorney and CPA)

Cris Fluet (Senior VP, JP Morgan Chase)

Communications Committee

Kristen Devin **CHAIR** Kim May

Covenants Committee

Rick Clark CHAIR

Dan Rakes

Erik Sevigny

Samantha Weeks

Jeff Weeks

Judy Willingham

Legal Committee

Wade Gungoll CHAIR

Kim May

Justin Meeks (attorney)

Matthew Panach (attorney)

Lawsuit Update

The Board and Resort have agreed to a Stipulated Order of Dismissal that was signed by Judge Chavez on June 21, 2022

Accomplished Objectives

- Defines to the extent AAFPO is and is not an HOA
- Reaffirms that the Resort and AAFPO shall work cooperatively and in good faith to evaluate the 95% Report
- Acknowledges the Resort is entitled to collect the assessments according to Amended Joint Plan

Waivers and Review Committee

Samantha Weeks CHAIR

Bubba Davis

Dan Rakes

Mark Seiter

Kalyn Whitacre

Welcome Committee

Jeri Lyn Manzanares CHAIR

Kristen Devlin

Kim May

Emily Nolte

Andy Whitacre
(AFR Dir. of Customer Service)

Membership Numbers



12k
GOLF ROUNDS



13k
SKI VISITS

Monte Verde Lake

4,000 lbs

OF FISH STOCKED PER YEAR



Number of Members

4,800

65% of members are
out of state owners

TOP 5 STATES

TX | OK | CO | AZ | KS

AAFPO Administrative Budget

REVENUE

CATEGORY	FY ACTUAL 2020/2021	FY ACTUAL 2021/2022	FY BUDGET 2022/2023
1% Net Collections	\$64,488.23	\$69,777.76	\$70,800.00
HOA Disclosure Certs	\$77,024.13	\$76,770.00	\$70,000.00
Interest Income	\$709.57	\$348.47	\$950.00
Total Income	\$142,221.93	\$146,896.23	\$141,750.00
Total Expenses	\$(135,224.94)	\$(182,688.79)	\$(140,800.00)
Total Net FY Profit	\$6,996.99	\$(35,792.56)	\$950.00

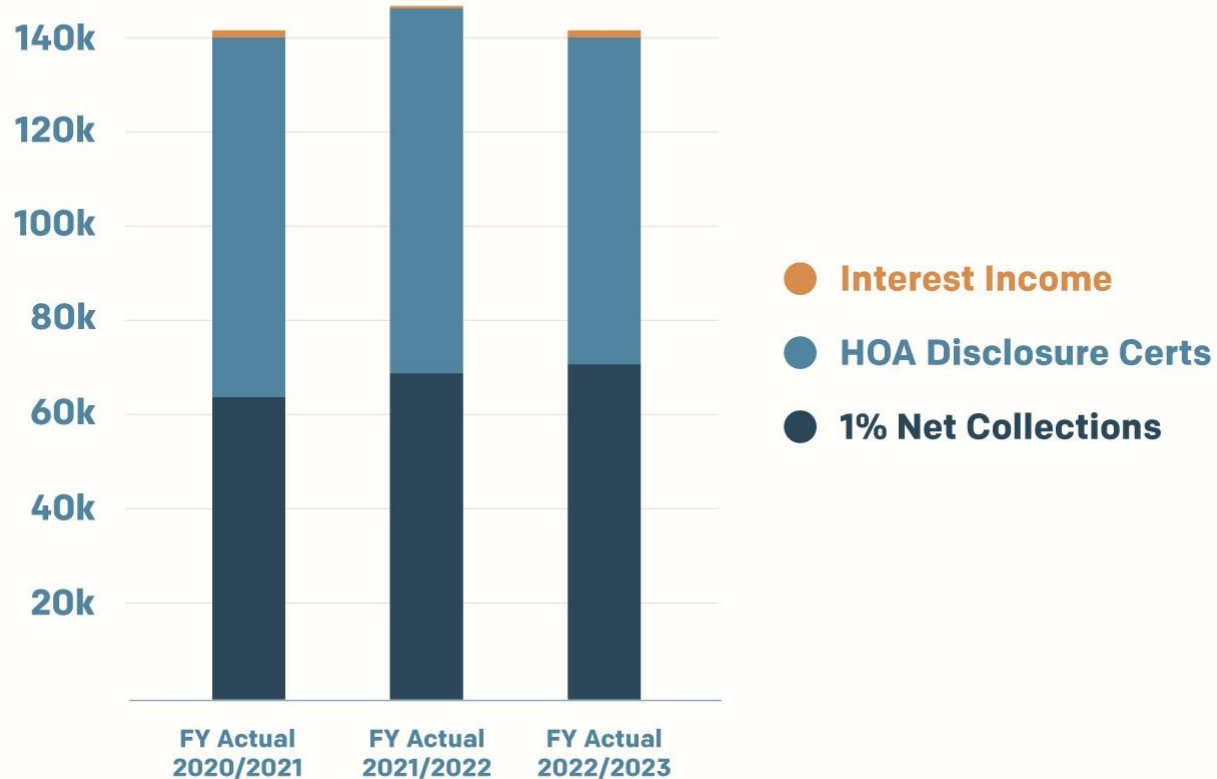
BANK BALANCE

CATEGORY	FY ACTUAL 2020/2021	FY ACTUAL 2021/2022	FY BUDGET 2022/2023
Checking	\$11,718.56	\$15,676.59	\$15,676.59
Money Market	\$278,602.41	\$262,853.98	\$263,803.98
Loan to AFE/ACC	-	-	-
Total Financial Assets	\$290,320.97	\$278,530.57	\$279,480.57

AAFPO Administrative Budget

EXPENSES			
CATEGORY	FY ACTUAL 2020/2021	FY ACTUAL 2021/2022	FY ACTUAL 2022/2023
Annual Meeting / AAFPO Weekend	\$419.70	\$4,400.51	\$4,400.00
Voting Incentive / Advertising	-	-	\$2,910.00
Computer / Internet	\$1,692.11	\$1,614.56	\$2,230.00
Insurance	\$2,101.69	\$271.69	\$600.00
Misc. Incl. Bank Fees	\$442.43	\$399.11	\$435.00
Office / Postage	\$1,836.83	\$655.80	\$400.00
Audit	\$11,326.87	-	\$15,000.00
Admin. / Exec. Director	\$24,837.07	\$5,429.56	\$55,600.00
HOA Discl. Cert. Work	\$30,727.62	\$43,803.75	-
Chamber Membership	\$225.00	\$225.00	\$225.00
Legal	\$60,865.62	\$125,098.11	\$57,500.00
Tax Prep	\$750.00	\$775.00	1,500.00
Total Expenses	\$135,224.94	\$182,673.09	\$140,800.00

AAFPO Revenue History



Annual Audit

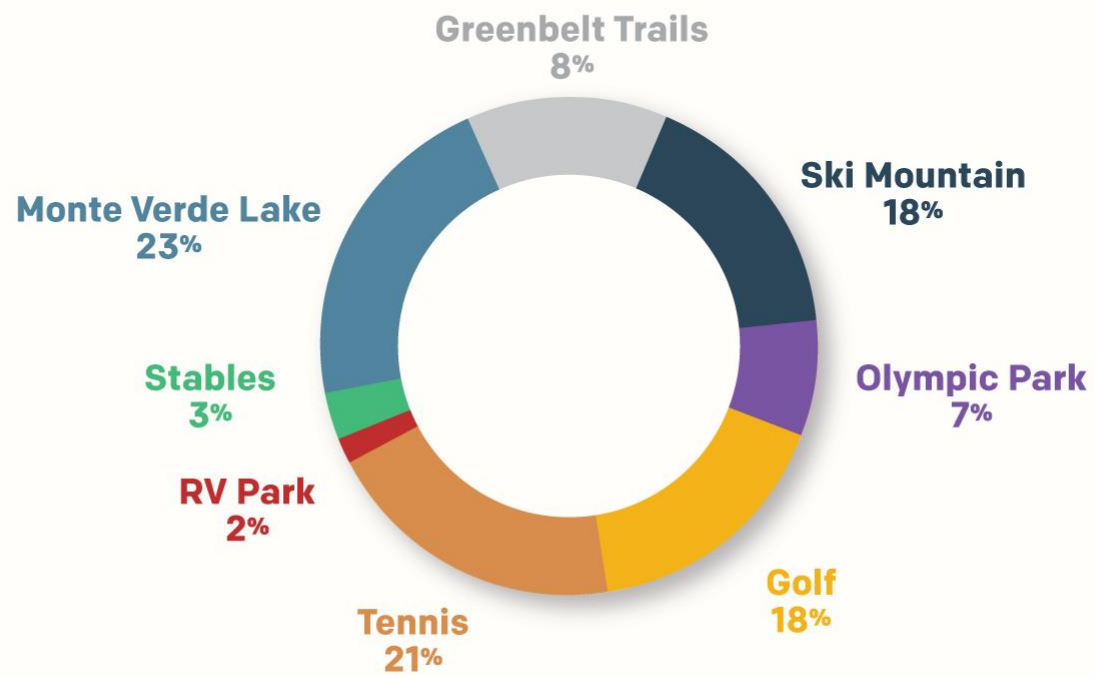
Audit addresses the following areas

- Collection of Dues Assessments
- Expenditures for Amenities
- Transfer of funds to Admin & Discretionary Funds
- Disbursements from the Discretionary Fund
- AAFPO Administrative Account
- AF/EACC Account

No Audit issues found - April 30, 2021 and 2020

AAFPO 4% Discretionary Fund Budget

22-23 FISCAL YEAR \$276,000



Golf Course Improvements

- New cart paths
- Remodeled restrooms
- New tee markers
- Hole #10 walkway to tee
- Drainage and culverts
- Trap sand

Ski Mountain Improvements

More snow making

Monte Verde Lake

- Stocking lake with bigger and better fish
- Install picnic tables and benches
- Lake vegetation management
- Lake and trail maintenance
- Signage

Tennis Courts and Olympic Park

- New playground equip.
- Landscaping
- Critter control
- Racket stringer
- New balls
- Parking lot improvement

Greenbelts

- Fire wise thinning
- Grass cutting and landscaping
- Dead fall tree clearing
- Bridge repair
- New trail study and prep

Horse Stables and Connected Small RV Park

Repairs and Maintenance, stalls and fencing

Resort Funded Improvement

**New Medical Clinic and Operations Building
under construction**

Election Committee

Tara Chisum **CHAIR**

Kyle Price

Larry Nix

Craig Cristy

Brian Adkison

Third Party Election Administrator

THE INSPECTORS OF ELECTION (TIEi Vote)

Successful 10th year of electronic voting
and 2nd year using a third party administrator

Welcome

NEW BOARD MEMBERS

Kristen Devlin

RETURNING

Erik Sevigny

Michael Martin

2022/2023 AAFPO Meeting Dates

July 14, 2022

October 13, 2022

January 12, 2023

March 9, 2023

May 11, 2023

Candidate Certification Meeting

June 8, 2023

June 24, 2023

Annual Meeting

Visit [AAFPO.org](https://www.aafpo.org) website

- Official AAFPO Archives
- Organizational Documents
- Covenants
- Minutes of Board Meetings
- Annual Meeting Presentations

Update your email Address with Membership

- To receive Membership e-mails for upcoming events and info
- To vote online in the 2023 Election