



**Board of Directors Annual Meeting July 14, 2022  
5:30PM, MST**

**Present at the Meeting:**

Rick Clark, President  
Erik Sevigny, Vice President  
Dave Simon, Treasurer  
Kristen Devlin, Secretary  
Bruce Roach, Director  
Samantha Weeks, Director  
Holly Ham, Director  
Mark Manley, Ex-Officio, present  
Eight members present at roll call, quorum established

Absent at role call: Wade Gungoll, Director; Michael Martin, Director

**Time Commenced**

Annual Meeting for the Association of Angel Fire Property Owners was called to order at 5:30 MST on June 16, 2022 by President Clark.

**Motion to amend Agenda to add in Resort Report, remove Executive Session**

Bruce Roach makes motion, Erik Sevigny seconds. All in favor, none opposed, motion carries.

**Motion to Adopt the June 16th Meeting Minutes and June 15<sup>th</sup> Annual Meeting Minutes**

Bruce Roach makes motion, Erik Sevigny seconds. All in favor, none opposed, motion carries.

**President Clark summarizes the Annual Member Weekend, and gives an overview of upcoming AAFPPO directives for coming year term.**

**Resort Update, Mark Manley**

- Country Club drive is under construction, please be aware
- We are under level 2 water restrictions, see Village website
- Member Wine Tasting sold out, will hold another and increase attendance by 50%
- Great Feedback on Resort July 4<sup>th</sup> activities, Fly Fishing
- Will be upcoming resort events including Member Excursion and Stargazing

- Will continue to have Cool Summer Nights on Friday, Farmer's Market Sunday, Live Music at various venues through summer
- Balloons over Angel Fire is August 12<sup>th</sup>
- Elements introducing a buffet on Mondays
- New Executive Chef, Chef John

## **Officer Elections**

### **Vice President**

Erik Sevigny is nominated for Vice President by Bruce Roach. Dave Simon Seconds, President Clark calls for a vote. All in favor, none opposed, Erik is confirmed.

### **Treasurer**

Dave Simon is nominated for Treasurer by Kristen Devlin. Samantha Weeks Seconds, President Clark calls for a vote. All in favor, none opposed, Dave is confirmed.

### **Secretary**

Kristen Devlin is nominated for Secretary by Samantha Weeks. Erik Sevigny Seconds, President Clark calls for a vote. All in favor, none opposed, Kristen is confirmed.

## **Committee Elections**

- Amenities Committee, Bruce Roach is renominated to chair by Dave Simon, Seconded by Erik Sevigny. President Clark calls for a vote. All in favor, none opposed, Bruce is confirmed.
- Environmental and Architectural Committee,, Jake Crain is renominated to chair by Erik Sevigny, Seconded by Bruce Roach. President Clark calls for a vote. All in favor, none opposed, Jake is confirmed.
- By-Laws Committee, Wade Gungoll is renominated to chair by Kristen Devlin, Seconded by Erik Sevigny. President Clark calls for a vote. All in favor, none opposed, Wade is confirmed.
- Communications Committee, Kristen Devlin is renominated to chair by Bruce Roach, Seconded by Samantha Weeks. President Clark calls for a vote. All in favor, none opposed, Kristen is confirmed.
- Covenants Committee, Samantha Weeks is nominated to chair by Kristen Devlin, Seconded by Bruce Roach. President Clark calls for a vote. All in favor, none opposed, Samantha is confirmed.
- Elections Committee, Tara Chisum Devlin is renominated to chair by Samantha Weeks, Seconded by Kristen Devlin. President Clark calls for a vote. All in favor, none opposed, Tara is confirmed.
- Finance Committee, Rick Clark is renominated to chair by Dave Simon, Seconded by Kristen Devlin. President Clark calls for a vote. All in favor, none opposed, Rick is confirmed.

- Legal Committee, Wade Gungoll is renominated to chair by Kristen Devlin, Seconded by Bruce Roach. President Clark calls for a vote. All in favor, none opposed, Wade is confirmed.
- Waivers Committee, Samantha Weeks is renominated to chair by Bruce Roach, Seconded by Kristen Devlin. President Clark calls for a vote. All in favor, none opposed, Samantha is confirmed.
- Welcoming Committee, Jeri Lynn Manzanara Weeks is renominated to chair by Kristen Devlin, Seconded by Dave Simon. President Clark calls for a vote. All in favor, none opposed, Jeri Lynn is confirmed.

### **Michael Martin joins the Meeting**

### **Treasury Committee Report**

Dave Simon Gives a Treasury report;

- **Checking: \$7,199.61**
- **Money Market: \$251,737.58**

Since March meeting:

- Expenses - \$89,402
  - Board Election - \$7,726
  - AAFPO Weekend - \$17,121
  - Director's Liability Insurance - \$1,745
  - HOA Disbursement Transactions - \$12,319
  - Audit - \$12,945
  - Legal fees - \$36,920
    - General Counsel, \$1,703
    - Bank United Foreclosure, \$51
    - AFR Lawsuit, \$21,077
    - Clark, et. a.v. AAFPO, \$1,619
    - 2022 By Law Revisions, \$9,318
    - Steiner vs. AAFPO, \$3,150
- Income - \$65,322
  - HOA Disclosure Certificates - \$16,350
  - 1% Collections - \$48,972
  - Interest - \$60.85

### **Other business:**

- Workers comp policy renewed
- Three (3) year Directors liability insurance policy updated
- Filing for reimbursement for lawsuits against AAFPO
  - Carpenter vs. AAFPO

- Clark et.al vs. AAFPO
- Steiner vs. AAFPO

### **Finance Committee Report**

- Reviewing upcoming budgets for 95% and 4% reports

### **Architectural Committee report**

- Jake Crain not present, we will get this in October

### **Covenants Committee Report**

- Was tabled while we worked on Lawsuit Dismissal
- Have now sent questions to Counsel Patrick Griebel to address
- Hope to have an update soon on expired Covenants

### **Amenities Committee Report**

- Monte Verde lake Patrol vehicle running and working well
- Diverted Security system funds from tennis to go to Cart Path Improvement
- Have a surveyor looking at clearing deadwood from Resort Property
- Additional Money spent on fish at Monte Verde lake a huge success
- Looking for a vote to explore adding Pickleball, discussion will follow.

### **Board Discussion on Pickleball Amenity Addition**

The Board has a lengthy discussion about the pickleball addition study, initial plan, the resort's participation, and then calls for a vote on a motion to continue the study. Dave Simon makes a motion to continue with the pickleball exploration plan, Samantha Weeks Seconds the motion, President Clark calls for a vote. All in favor, none opposed, motion carries.

### **Board Discussion on Revision of HOA Disclosure fee**

The Board has a lengthy discussion about revision of the HOA Disclosure fee, but Dave Simon then withdraws his motion to reconsider the fee.

### **Update on Executive Director Search**

Samantha Weeks updates the Board on the Executive Director Search. We may have a few candidate to review by the next meeting. We did not get any response from the Facebook Job Posting.

**Erik Sevigny comments about how he will be compiling job descriptions for Board Members and documents so that future board members will understand their roles.**

**Meeting is adjourned.**

The next AAFPO Board meeting is scheduled for October 13th, 2022 at 5:30 PM MST, on teams platform.

Respectfully submitted, July 14, 2022

A handwritten signature in black ink, appearing to read "Kristen Devlin".

Kristen Devlin – Secretary

A handwritten signature in black ink, appearing to read "Rick Clark".

Rick Clark – President

Date 7/16/22