



**Board of Directors Regular Meeting October 13, 2022  
5:30PM, MST**

**Present at the Meeting:**

Rick Clark, President  
Erik Sevigny, Vice President  
Kristen Devlin, Secretary  
Wade Gungoll, Director  
Bruce Roach, Director  
Samantha Weeks, Director  
Christy Germscheid, Ex-Officio, present  
Seven members present at roll call, quorum established

Absent at role call: Bruce Roach, Michael Martin, Holly Hamm

**Time Commenced**

Annual Meeting for the Association of Angel Fire Property Owners was called to order at 5:30 MST on October 13th by President Clark.

**Motion to Adopt Agenda**

Erik Sevigny makes motion, Wade Gungoll seconds. All in favor, none opposed, motion carries.

**Motion to Adopt the September 8th Meeting Minutes**

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

**President Clark discussed Ex Officio Officer**

- Mark Manley is stepping down as Ex-Officio member and Christy Germscheid will be the new ex-officio member
- President Clark thanks Mark Manley for all of his hard work and cooperation with the board.
- Mark comments he was happy to work with the board and is sure Christy will do an excellent job moving forward.

## **Christy Germschied Resort update**

- Regatta on September 10<sup>th</sup> was a huge success
- Member Barbecue had over 400 participants on July 9th
- Final day of Summer Activities is October 30th
- Resort is rebuilding the intermediate Gravity Trail Lemonade, and newest Green Trail, Chipmunk is very well received.
- Resort has hired new director of Membership Activities and Events, Erica Stout
- Thanksgiving dinner open at the resort on Thanksgiving Day
- Member Ski preview is Thursday, December 15<sup>th</sup>
- Member Weekend will be Jan 20-21<sup>st</sup>, last day of Season is March 19<sup>th</sup>
- Christy shared photos from the Trails Links project, a joint AAFPO-Resort project where each contributed \$12,500 to clean up and connect trails

## **Amenities report**

Pickleball Courts investigation moving forward:

- Testing, studies and wetland examination study underway

## **Bylaws report**

- No substantive updates

## **Legal Committee report**

- Steiner Case- filed for summary judgement

## **Treasury report**

- End of August: Checking held \$12,000, Money Market held \$237,000
- Month of August we had \$11,000 in expenses
- Month of September: Checking held \$9,000, Money market \$240,000
- Month of September we had \$7,000 in expenses
- We will see a jump in HOA deposits in November and December as we are a month lag to deposit those

## **Executive Director**

- The Architectural Committee and AAFPO are going to share a full-time employee to be both positions.
- Samantha Weeks introduces Carol Baker, who previously worked at New Mexico Bank and Trust, as a commercial banker
- Carol speaks and says she is excited to work with AAFPO and the Architectural Committee

### **President Clark Resigns his position**

- His mother's health issues have caused him to remain in Texas more, they are selling their Angel Fire House
- The Board thanks Rick Clark for all he has contributed to the Board
- Rick Clark resigns as AAFPO President and resigns his board position

### **New President election**

- Kristen Devlin nominates Erik Sevigny to be President.
- Dave Simon Seconds the nomination, vote is held, all in favor, motion carries
- Erik Sevigny accepts, and is new AAFPO President
- Rick Clark also resigns as Finance Chair

### **President Erik Sevigny speaks**

- Thank you for the nomination and I agree to be President
- We will take nominations for the new board position and elect at the next special meeting, and naming a new Finance Chair
- Erik Sevigny accepts, and is new AAFPO President
- Discussion on appointing new Covenants Chair

### **Covenants Discussion**

- It will be hard to vote to replace expired covenants as we need 80% participation to pass
- Village regulations still govern even if Covenants expire
- We will revisit Covenants with Counsel in the future

**Questions asked from membership, no questions are announced.  
Meeting is adjourned.**

The next AAFPO Board meeting is scheduled for January 12th, 2023 at 5:30 PM MST, on teams platform.

Respectfully submitted, December 28, 2022



Kristen Devlin – Secretary



Erik Sevigny – President