



**Board of Directors Annual Special Meeting September 8, 2022
5:30PM, MST**

Present at the Meeting:

Rick Clark, President
Erik Sevigny, Vice President
Kristen Devlin, Secretary
Wade Gungoll, Director
Bruce Roach, Director
Michael Martin, Director
Holly Ham, Director
Mark Manley, Ex-Officio, present
Eight members present at roll call, quorum established

Absent at role call: Dave Simon, Treasurer, Samantha Weeks, Director

Time Commenced

Annual Meeting for the Association of Angel Fire Property Owners was called to order at 5:30 MST on September 8th by President Clark.

Motion to Adopt Agenda

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

Motion to Adopt the July 14th Meeting Minutes

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

President Clark summarizes the Pickleball amenity undertaking thus far

- Recommendations to adopt as a new amenity
- Estimated received to run power, re-do parking lot, add pro shop, soil testing, wetlands study, excavating, restrooms, surveys
- Proposal to allocate 30-40% of discretionary fund towards pickleball courts for certain number of years
- Have had loose ballpark estimates, but will need to tighten those up as we move forward and finalize.
- Resort is eager to collaborate, but we have no formal agreement as yet

- AAFPO is not interested in adding a capital expenditure or increasing dues to fund this project
- AAFPO is under assumption split might be similar to country club split, but resort is under assumption split would be more 50-50, so there needs to be discussion to come to terms
- AAFPO is willing to commit a portion of the discretionary funding spend, perhaps 30-40% for a certain number of years, to be determined.
- Pickleball was overwhelming favorite on member survey

President Clark opens floor to member comments.

Bruce Roach mentions how difficult it has been even getting bids for the project, so having funding behind it to move it forward would be helpful.

Cynthia Smith asked if there was a Plan B if Pickle ball courts did not happen and Rick answered that there is not an alternative plan if pickleball does not progress.

Mark Manley Made a few comments:

- Ownership wants to support and partner with this effort
- Much needs to happen before anyone would be able to pick up a racket
- Suggested the formation of a subcommittee to handle day-to-day issues
- Must get to bottom of wet land survey/parking lot as we progress forward

Question is asked if any downside exists to pickleball amenity:

- Potential for pickle ball to fade in popularity
- Adding an amenity that not everyone plays
- Cost to AAFPO vs other future asks from Resort (ski lift in a few years)
- Balancing other AAFPO budget items, fish stocking, trail repair, golf course repairs, etc.

Bubba commented that he believes there is no downside. He believes this will draw tournaments to Angel fire that help bring visitors to spend money at restaurants, stay at the resort hotels and other lodging, and benefit the Village.

Mark Manley commented that there could be a downside- Racquetball was going to be the next big thing and that went away, and adding any new amenity necessarily takes funds away from the other 8 existing amenities. He recommended proceeding in a measured fashion.

Bruce Roach commented we had a hard time spending all the allocated budget last year, and we need other things to be able to spend funds on, this will help.

Bruce Roach makes a motion to move for approval by the AAFPO board to approve further talks with the Resort on Pickle ball to define the monetary amount AAFPO will spend. Erik Sevigny seconds. Vote is held, all in favor, motion carries.

Executive Session

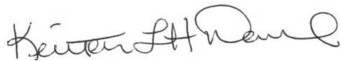
Return From Executive Session

Erik Sevigny makes a motion to move that the board approves the expenditure of last year's carryover for phase two of the pickleball project. Wade Gungoll Seconded. Vote is called, all present vote aye, none vote no. Motion is carried.

Meeting is adjourned.

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

Respectfully submitted, October 10, 2022



Kristen Devlin – Secretary



Rick Clark – President

Date 10/10/22