

AAFPO Regular Board Meeting 10/12/23

The meeting was called to order at 5:30 PM MDT.

Roll Call – Price

Erik Sevigny, President	Present
Bruce Roach, Vice President	Present
David Simon, Treasurer	Present
Kyle Price, Secretary	Present
Kellie Buchanan, Director	Present
Kristen Devlin, Director	Excused Absence
Michael Martin, Director	Unexcused Absence
Glen Tillery, Director	Present
Samantha Weeks, Director	Present
Andy Whitacre, Ex Officio	Present

Quorum established.

1. Approval of Agenda – Sevigny

- a. Motion to approve – Price, second – Roach. All in favor, none opposed.
- b. Motion passed, Agenda approved.

2. Approval of Meeting Minutes July 27, 2023 – Price

- a. Kyle stated that the July 27, 2023 Meeting Minutes were approved via e-mail and had been posted to MS Teams and the AAFPO website.

3. Officer/Committee Report

- a. Treasurer – Simon

i. David reviewed the Treasurer’s Report.

AAFPO Treasurer Report – October 12, 2023 Financials

Category	June	July	August	September
Expenses	\$3,272.52	\$7,767.94	\$8,589.73	\$7,359.02
□ HOA Disclosure / Exec. Director		\$3,750.00	\$3,750.00	\$3,750.00
□ HOA Inspections	\$1,400.00	\$1,450.00	\$1,700.00	\$3,350.00
□ Taxes		\$188.38	\$110.00	\$35.00
□ Computer and Internet	\$28.14	\$28.14	\$28.14	\$28.14
□ Advertising and Promotion			\$693.51	-\$150.00
□ Surety Bond				\$271.69
□ Website		\$738.95	\$2,343.89	
□ 2023 Election	\$1,770.10	\$1,538.28		
□ Legal Fees	\$74.28	\$74.19	\$74.19	
○ <i>Steiner vs AAFPO</i>	\$74.28	\$74.19	\$74.19	
○ <i>General Counsel</i>				
Income	\$20,395.35	\$12,040.95	\$19,290.60	\$7,132.77
□ 1% Collections	\$11,235.78	\$5,266.78	\$2,906.51	\$3,047.15
□ HOA Disclosure Certificates	\$9,000.00	\$6,600.00	\$16,200.00	\$3,900.00
□ Interest Income	\$159.87	\$174.17	\$184.09	\$185.62
Net Operating Income	\$17,122.83	\$4,273.01	\$10,700.87	-\$226.25
Checking Balance	\$37,837.65	\$35,469.71	\$43,979.98	\$43,820.96
Money Market Balance	\$326,715.41	\$332,156.36	\$335,246.96	\$338,479.73
Total Assets	\$364,553.06	\$367,626.07	\$379,226.94	\$382,300.69

Note:
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b. Amenities Report – Roach

i. Monte Verde Lake:

1. Trail maintenance crews are going to finish approximately another 800 feet of trail improvements – completion by Friday.
2. Ongoing vegetation management through Wildcat Environmental – Algae has abated with treatment and cooler temperatures around the lake.
3. Final fish stocking for the season August 28, 800 lbs. of Rainbow Trout.

ii. Ski Area:

1. The new T-10 TechnoAlpin(e) fan gun is now in place at the top of Exhibition mounted on a new tower.

iii. Olympic Park:

1. Plumber is working on the 2 drinking fountains
2. New gravel has been laid and complete for parking lot improvements
3. More critter control has been done – ongoing.

iv. Tennis:

1. Irrigation project is in progress around the tennis courts for landscaping in and around the tennis center.

- 2. Surface repair work for tennis courts 1, 2 and main entrance are on-going.
- 3. Critter control ongoing.
- v. Stables:
 - 1. Horse stable corral back panels are being replaced on the building – (old and warped).
- vi. RV Park:
 - 1. RV bathroom remodel still scheduled to begin late fall.
- vii. Greenbelts:
 - 1. Lynx 2 & 3 trail thinning project is complete.
 - 2. Mowing operations done for the season.
- c. Architectural Committee – Crain
 - i. Jake reviewed the 2023 Growth Tables

ENVIRONMENTAL/ARCHITECTURAL CONTROL COMMITTEE Sub-Committee of the Association of Angel First Property Owners, Inc.													
Growth 2022													
2022	January	February	March	April	May	June	July	August	September	October	November	December	Year Total
Single Family	1	1	1	4	1	0	2	1	5	4	0	0	20
SF Additions	1	3	0	2	3	2	2	2	2	3	0	0	20
Minor Improv.	1	0	0	2	1	2	3	1	1	2	1	1	15
Commercial	0	0	0	0	0	0	0	0	1	0	0	0	1
Comm Add	0	0	0	0	0	0	0	0	0	0	0	0	0
Multifamily	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTALS	3	4	1	8	5	4	7	4	9	9	1	1	56
Other													
Maintenance	1	0	1	2	2	2	3	1	1	2	1	0	16
Violations	0	0	0	0	0	0	0	0	0	0	0	0	0
Growth 2023													
2023	January	February	March	April	May	June	July	August	September	October	November	December	Year Total
Single Family	1	2	2	4	4	2	1	1	4	2	0	0	23
SF Additions	1	1	3	5	2	2	0	5	1	0	0	0	20
Minor Improv.	0	0	1	1	6	3	7	3	6	1	0	0	28
Commercial	0	0	0	0	0	0	0	0	0	0	0	0	0
Comm Add	0	0	0	0	0	0	0	0	0	0	0	0	0
Multifamily	0	0	0	0	0	0	1	0	1	0	0	0	2
TOTALS	2	3	6	10	12	7	9	9	12	3	0	0	73
Other													
Maintenance	1	0	1	0	2	6	6	8	9	1	0	0	34
Violations	0	0	5	1	5	1	5	3	4	2	0	0	26

- ii.
- d. Communications Committee – Devlin
 - i. Not present.
- e. Finance Committee – Buchanan
 - i. Kellie reported that the Finance Committee had been formed and had completed its first meeting. In this meeting they reviewed the Finance Committee Charter and discussed their responsibilities for the year. Prior to the meeting, signatures for the NDAs were confirmed for all Committee Members. The 4% budget ending August 30, 2023--was received after the meeting. The report was reviewed and approved by email.
 - ii. The Committee is comprised of:
 - 1. Kellie Buchanan – Chair
 - 2. Doug Devlin
 - 3. Bill Wylie
 - 4. David Simon
 - 5. Bill Williamson
 - 6. Monte Barnes
- f. Waivers Committee – Weeks

- i. Nothing to report.
- g. Ex Officio – Whitacre
 - i. Andy presented the Membership Current Events:
 1. Join us for a special Wine Dinner at Elements on Saturday, October 14th at 6 PM, hosted by French winemaker David Launay.
 - a. Enjoy a 4-course meal perfectly paired with a selection of Bordeaux wines. There is limited seating, and reservations are required.
 - b. To reserve your spot, please call the Angel Fire Country Club Receptionist at [575-377-3055](tel:575-377-3055)
 - c. The cost is \$150 per member with a \$50 deposit required at the time of booking.
 - d. *No other discounts apply*
 2. Holiday Craft & Sip series in November & December hosted by local artist Katrina Shirley. Dates/Time/Location TBD.
 3. Member Ski & Ride workshops are now live on the AFR Calendar through the month of January. You can now sign up for this awesome event which includes weekly workshops and social hours.
 4. Mark your calendars! Member Weekend is officially January 19th-21st. This weekend will be jam-packed with perks and activities for all Members in good standing.
 5. The Member Winter Ball is January 20th! We have already started planning this event and expect it to be even BIGGER & BETTER than last year!
 6. Our next digital Member Newsletter will be released in November.
- h. Executive Director – Farmer
 - i. Jackie is working on responses to individuals who submitted questions as part of the Member Forum event initiated in August, 2023.

4. Old Business

- a. Action Register Review – Price
 - i. Kyle presented the AAFPO Board of Directors Action Register.
 - ii. The Action Register will be reviewed each BOD meeting to assure actions are followed up on.
 - iii. We will use “exception reporting”: Only items behind schedule (highlighted yellow in “Status” column) and late (highlighted red) will be reviewed.

AAFPO Board of Directors Action Register							
Updated: 8/28/23					Key:		
					Complete/On Time	Action closed/complete on time	
					Complete/Late	Action closed past due	
					INW	In work and on track	
					INW	In work and at risk	
					Late	Past due	
Item	Date Created	Action	Owner	Due Date	Status	Comments	Board Review
1	6/24/23	Distribute Finance Committee Charter document to Kellie and Michael.	Price	7/1/23	Complete/On Time	Distributed 6/25/23	10/12/23
2	6/24/23	Respond to Erik and Kyle with interest in performing the Finance Committee Chair position.	Buchanan, Martin	7/15/23	Complete/On Time	Kellie will take the role.	10/12/23
3	6/24/23	Draft preliminary 2023 – 2024 schedule of meetings. Distribute to BOD.	Price	7/15/23	Complete/On Time	Distributed 6/25/23	10/12/23
4	6/26/23	Review and approve ED and Secretary JD	Price	7/15/23	Complete/On Time	Initial Releases placed on MS Teams vault under Job Descriptions	10/12/23
5	7/16/23	Review and approve Amenities Committee Charter	Price	7/22/23	Complete/On Time	Initial Release placed on MS Teams vault under Amenities Committee/Charter	10/12/23
6	7/27/23	Submit meeting schedules for all Committees to Carol for posting on the website.	Committee Chairs	8/11/23	Complete/Late (8/26)	Amenities: Roach: Meeting in Oct. to develop budget for Board Meeting 10/12., Finance: Buchanan, Communications: Devlin, Waivers: Weeks, Welcome: Manzanares. Finance: Just forming, will develop schedule by 8/18. Communications: Has no schedule. Waivers: No schedule, use e-mail as needed.	10/12/23
7	7/27/23	Check on availability of a bigger meeting room at the Lodge for the Member Forum on August 10.	Germerscheid /Whitacre	8/4/23	Complete/On Time	We can have a conference room. Andy will inform which one soon.	10/12/23
8	7/27/23	Resolve AAFPO office AC issue.	Germerscheid /Whitacre	8/1/23	Complete/On Time	Issue resolved.	10/12/23
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- b. AAFPO/ACC Office move – location/movers/expenses – Crain/Farmer/Whitacre
 - i. Build out is progressing slowly. Resort would like AAFPO to pay for installation of an electrical circuit. Getting electrical contractor is difficult. Once this is complete the build out will move along. The Resort stated that we are still welcome in the existing office until the new one is ready.
 - ii. Jake asked the Resort to look into what, if any, furniture we can take from the existing office in order to not incur additional expenses. The Resort will ask the existing Real Estate residents what they can let us have.
- c. Special Meeting – Member Forum response – Roach
 - i. Bruce stated that all of the AAFPO related questions had been completed and posted to the AAFPO website and Facebook page. This was a collaborative effort among several Board members. Thanks to Kristen for getting posted to the website and Jackie for posting to Facebook.
 - ii. AAFPO is in receipt of the answers from the Resort that are pertaining to them. We will get these posted and out to the individuals soon.
 - iii. Progress on Village related questions is slow due to other priorities. Bruce will follow up to assure progress.
 - iv. Jackie is working on sending responses directly to the individuals whom submitted the questions.
- d. Website maintenance – Price
 - i. Kyle reported that the initial clean-up of the AAFPO website had been completed.

- ii. No major design or formatting changes, just archiving of old content, duplicative content, addition of 2023 meeting minutes and a few other minor tweaks.
- iii. Next step is to find training for Kyle and Jackie so we can be self-maintainers.

5. New Business

- a. Finance Committee Member approval – Buchanan
 - i. Per the Finance Committee Charter document, the Finance Committee members must be approved by the Board.
 - ii. Kellie made a motion for “formal” approval of the members listed above in section 3.e.ii. (All Committee members were either referred or recommended by the Board. This item was just a formality to make public record of the approvals). Erik seconded the motion, all members in favor, none opposed. Motion passed, Committee members approved.
- b. Shutter Library fundraiser – Simon
- c. AAFPO Table at Angel Fire Boo Bash (\$200) – Simon
 - i. David requested AAFPO support of the two fundraiser events.
 - ii. Bruce made a motion to approve, Samantha seconded, all members in favor, none opposed. Motion passed, funding approved.
 - iii. These approvals are pending review by AAFPO lawyers to confirm concurrence with the AAFPO By-laws and guidance for utilization of AAFPO funds.

6. Adjourn

- a. Bruce made a motion to adjourn the meeting, Kellie seconded, all in favor, none opposed. Motion passed, meeting was adjourned at 6: 17 PM MDT.