

## **AAFPO Regular Board Meeting 1/11/24**

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	Excused Absence
Kyle Price, Secretary	Present
Kellie Buchanan, Director	Present
Kristen Devlin, Director	Present
Michael Martin, Director	Unexcused Absence
Glen Tillery, Director	Excused Absence
Samantha Weeks, Director	Present
Andy Whitacre, Ex Officio	Present

Quorum established.

### **1. Approval of Agenda – Sevigny**

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

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

- a. Kyle stated that the October 12, 2023 Meeting Minutes were approved via e-mail on 10/20/23 and the November 30, 2023 Special Meeting Minutes were approved via e-mail on 12/8/23. Both are posted on MS Teams site and our website.

### **3. Officer/Committee Report**

- a. Treasurer – Simon
  - i. David submitted report to President Sevigny. Erik will distribute to Board for review and comment.
- b. Amenities Report – Roach
  - i. Bruce reviewed the proposed 2024 – 2025 Amenities budget and planned projects. Budget is \$168K. There is \$119K carry over from previous years. Bruce and the Resort propose using \$62K for completion of the RV Park bathroom restoration project started last year. The cost for this project is well over previous budgeted amount. The remainder of the carry-over will be added to this year’s budget, resulting in total of \$225K for 2024-2025 budget year.
  - ii. The proposed allocations and planned projects are as follows:
    - 1. Golf-----60K (prioritizing hole #1 culvert/ lowland improvement)
    - 2. Tennis-----10K (rodent control, courts 1&2 repairs, new equipment)

3. Oly Park----10K (rodent control, equipment maintenance)
  4. Greenbelts-25K (fire wise control, mowing, Oeste Vista improvements)
  5. MV Lake----50K (fish stocking, trail maintenance/improvement)
  6. RV Park----10K (roads, pads maintenance, WIFI installation)
  7. Stables-----10K (road, stable maintenance)
  8. Ski Hill-----50K (Trail clearing, maintenance)
  9. Total-----225K
- iii. The Board voted unanimously to approve the budget and allocations.
  - iv. Kyle requested Bruce to send the minutes from the Amenities Committee meeting to post to our MS Teams site. Bruce agreed to supply.
- c. Architectural Committee – Crain
- i. Jake mentioned that there had been a resignation from the Architectural Committee and that they are accepting applications to fill that spot.
  - ii. Jake reviewed the 2023 Growth Tables



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
<b>TOTALS</b>	<b>3</b>	<b>4</b>	<b>1</b>	<b>8</b>	<b>5</b>	<b>4</b>	<b>7</b>	<b>4</b>	<b>9</b>	<b>9</b>	<b>1</b>	<b>1</b>	<b>56</b>
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	3	3	0	27
SF Additions	1	1	3	5	2	2	0	5	1	0	2	0	22
Minor Improv.	0	0	1	1	6	3	7	3	6	3	3	3	36
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
<b>TOTALS</b>	<b>2</b>	<b>3</b>	<b>6</b>	<b>10</b>	<b>12</b>	<b>7</b>	<b>9</b>	<b>9</b>	<b>12</b>	<b>6</b>	<b>8</b>	<b>3</b>	<b>87</b>
Other													
Maintenance	1	0	1	0	2	6	6	8	9	2	5	2	42
Violations	0	0	5	1	5	1	5	3	4	3	8	1	36



Growth 1994-2023

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Single Family	28	31	52	57	59	82	60	58	62	78	80	71	37	16	15	15	13	8	16	13	12	16	9	19	15	15	27	26	20	27	
SF Additions	14	14	9	23	18	15	23	17	15	18	29	24	13	17	22	18	39	28	26	21	21	22	25	21	25	20	28	19	20	22	
Minor Improv.																			12	18	29	17	17	20	16	27	26	26	15	36	
Commercial	1	0	1	2	4	1	0	2	0	0	0	0	1	2	1	1	0	1	0	0	0	0	0	0	0	0	0	0	1	0	
Comm Add	0	2	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	
Multifamily	0	1	0	0	0	0	0	1	5	0	2	0	4	2	2	0	0	0	0	0	0	0	0	0	0	0	0	1	0	2	
Preconst.												4	2	1	1	2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	
TOTALS	43	48	62	82	81	98	83	79	82	96	111	96	59	39	41	35	54	38	55	52	62	56	51	60	56	62	81	72	56	87	

The primary reason for the increase from 2022 to 2023 is due to the increased inspections.

- d. Communications Committee – Devlin
  - i. Nothing to report
- e. Finance Committee – Buchanan
  - i. The Finance Committee met on Jan 3, 2024. Mark Seiter, Resort CFO, joined the meeting to review several reports. The Capital Expenditures report, the Collections report, and the 95% Audit Report for year ending April 2023 were reviewed and approved. Next meeting is in April.
- f. Ex Officio – Whitacre
  - i. Member weekend is coming up January 19 through 21. Events include:
    1. Apres Ski Reception in the Garden Court Friday, January 19 at 3:00 PM.
    2. Member Ski Race Saturday, January 20 12:00 PM
    3. Winter Ball at Elements on Saturday, January 20 at 6:00 PM. Members must make reservations.
  - ii. Andy addressed a question from the Board regarding the criteria for opening runs on the mountain. When riding up Chile Express, it appears as though many of the runs look ready to open. The criteria is 6” to 7” of packed snow over a firm base. While many runs look ready, they may not

meet these criteria. The Resort is doing everything possible to get as many runs open as possible, however, safety is the priority.

- iii. Kristen asked if rocks could be removed over the summer to make it easier to get trails open earlier. Andy responded that they do perform trail preparations during the summer months.
  - iv. Kristen also asked if they limit lift ticket sales based on number of runs open. That determination is made by the Ski Patrol Director.
  - v. Samantha asked when closing day was. The Mountain will close March 24.
- g. Executive Director – Farmer
- i. Nothing to report.

#### 4. Old Business

- a. Action Register Review – Price
  - i. Kyle presented the AAFPO Board of Directors Action Register.
  - ii. Item 10, Village answers to Member Forum project was reassigned to Kyle to finish. This is now Action Item 13.
  - iii. Kyle was working with the Village Clerk, Keith Boggs, prior to the election. It was almost complete but the election resulted in some personnel changes, one being the Village Clerk. Kyle has contacted the new Clerk, Mark McLendon, to restart this effort. Mark committed to getting answers by January 25.

AAFPO Board of Directors Action Register						
					Key:	
	<b>Updated: 1/12/24</b>				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
9	10/12/23	Send Member Forum responses from AAFPO directly to the individual members whom submitted questions.	Farmer	10/20/23	Complete/Late	10/23/23: Waiting on complete list of questions with e-mail addresses. Bruce to supply. Action complete 10/30/23.
10	10/12/23	Follow up with the Village on their responses to the Member Forum questions.	Roach	10/20/23	Reassigned	12/19/23: Kyle is taking over on this action. Sent request for response to Village Clerk. See Item 13.
11	11/30/23	Send e-mail on attorney opinion on the Resolution to Kyle.	Sevigny	12/5/23	Complete/Late	There is no written documentation on this, it was verbal.
12	11/30/23	Appoint the committee to negotiate the Partnership Agreement for the Pickleball Center and High-Speed Chairlift improvement.	Sevigny	12/15/23	Complete/Late	12/13/23: Erik requested volunteers for the negotiating committee. 12/29/23: Both committee memberships assigned by Erik.
13	12/19/23	Follow up with the Village on their responses to the Member Forum questions.	Price	1/11/24	INW	12/10/24: Working with new Village Clerk, Mark McLendon

#### 5. New Business

- a. Appointment of Sub-Committees
  - i. The following sub-committees have been formed and commissioned:

1. Pickleball and Lift Project Negotiations Committee – Chair Glen Tillery
  2. Articles of Incorporation Alignment Committee – Chair Kyle Price
- b. Pickleball/Lift Project Communication Plan
- i. A letter to the members has been drafted by Erik to go out next week to introduce the project.
  - ii. Kristen is developing an overall plan. Communications will be general in nature until we have more details. We don't want to erroneously communicate plans and figures that may not come to fruition. Once we have the figures and detailed plans we will communicate and open to member comment.

**6. Executive Session**

- a. Erik dismissed the general public and took the Board into Executive Session.

7. **Election Committee** – Kyle mentioned that the Election Committee, per the Bylaws, must be stood up 4 months prior to the Election, which would make it mid-February. Erik had already talked with Tara Chisum. She will take the Chair of this committee again this year.

**8. Adjourn**

- a. Motion to adjourn – Bruce
- b. Second – Kellie
- c. All in favor, none opposed.
- d. Meeting was adjourned at

**Action Items:**

14. Sevigny - Distribute Treasurer's Report to Board for review and comment. Due 1/29/24.
15. Roach - Bruce to send Amenities Committee meeting minutes to Kyle for posting in MS Teams site. Due 1/29/24.