

AAFPO Regular Board Meeting 4/11/24

The meeting was called to order at 5:31 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	Present
Keith Parker, Director	Present
Glen Tillery, Director	Present
Samantha Weeks, Director	Present
Andy Whitacre, Ex Officio	Present

A Quorum was established.

1. Approval of Agenda - Sevigny

- a.* Bruce Roach made a motion to approve, Kristen Devlin seconded, all in favor, none opposed, motion passed.

2. Officer/Committee Reports

- a.* Treasurer – Simon: David shared the Treasurer’s Report.

AAFPO Treasurer Report – April 2024 Financials

	Jan 2024	Feb 2024	Mar 2024	Total
Income				
1% Net Collections	4,123.10	2,586.79	1,646.38	8,356.27
HOA Disclosure Certificate	7,200.00	7,500.00	4,200.00	18,900.00
Interest Income	218.56	206.47	161.16	586.19
Liability Insurance Claim		64,359.72		64,359.72
Total Income	\$ 11,541.66	\$ 74,652.98	\$ 6,007.54	\$ 92,202.18
Gross Profit	\$ 11,541.66	\$ 74,652.98	\$ 6,007.54	\$ 92,202.18
Expenses				
Capital Project				0.00
New Lift, Pickleball		131,006.47		131,006.47
Total Capital Project	\$ 0.00	\$ 131,006.47	\$ 0.00	\$ 131,006.47
Computer and Internet Expenses				0.00
Computer Software	1,638.39	28.14	28.14	1,694.67
Total Computer and Internet Expenses	\$ 1,638.39	\$ 28.14	\$ 28.14	\$ 1,694.67
Professional Fees				0.00
Board Administrative				0.00
Executive Director - Shared Expense with AFEACC	4,145.00	3,750.00	3,750.00	11,645.00
Total Board Administrative	\$ 4,145.00	\$ 3,750.00	\$ 3,750.00	\$ 11,645.00
Chamber Membership	225.00			225.00
Communication - Email	80.64	80.64	0.52	161.80
HOA Inspections	650.00	1,300.00	700.00	2,650.00
Legal Expense	-742.61			-742.61
Legal 5152-001 - General Counsel			2,195.55	2,195.55
Legal 5152-008 - Steiner vs. AAFPO	742.61	2,111.69	80.64	2,934.94
Total Legal Expense	\$ 0.00	\$ 2,111.69	\$ 2,276.19	\$ 4,387.88
Tax Preparation		268.80		268.80
Total Professional Fees	\$ 5,100.64	\$ 7,511.13	\$ 6,726.71	\$ 19,338.48
Total Expenses	\$ 6,739.03	\$ 138,545.74	\$ 6,754.85	\$ 152,039.62
Net Operating Income	\$ 4,802.63	-\$ 63,892.76	-\$ 747.31	-\$ 59,837.44
Other Expenses				
Taxes		110.00	817.16	927.16
Total Other Expenses	\$ 0.00	\$ 110.00	\$ 817.16	\$ 927.16
Net Other Income	\$ 0.00	-\$ 110.00	-\$ 817.16	-\$ 927.16
Net Income	\$ 4,802.63	-\$ 64,002.76	-\$ 1,564.47	-\$ 60,764.60

<u>Account</u>	<u>January</u>	<u>February</u>	<u>March</u>
Checking Balance	\$28,506.96	\$27,417.41 ⁽¹⁾	\$23,405.40
Money Market Balance	\$386,761.08	\$323,547.87 ⁽¹⁾	\$325,355.41
Total Assets	\$415,268.04	\$350,965.28	\$348,760.81

Notes:

(1) Transferred \$65,000 from Checking to Trust account in February after receiving check from Liability Insurance claim for legal fees.

David stated he may move \$150K into a 6 month CD to receive a higher return.

b. Amenities Committee– Roach:

- i.** RV Park Restroom project has been completed.
- ii.** Pickleball/Lift Project – Soil sample tests at Pickleball site are complete. Project moving to Engineering phase.

c. Communication Committee – Devlin – No report.

d. Finance Committee – Buchanan – The Committee reviewed and approved the 4% cap expenditures and collection reports through month and February of 24.

e. Election Committee – Chisum

i. The Committee has been formed and are preparing for the Annual Election of Directors. There will be four open seats on this year’s election; three 3-year terms and one 1-year term (appointed seat opening for election). The three highest vote getters will fill the three-year term seats, lowest will take the one-year seat. There will also be one issue on the ballot; proposed changes to the Articles of Incorporation.

ii. Tara presented the key dates for the election:

- May 9 - AAFP BOD Meeting - Candidate Certification

Bylaws require this to be done between May 8-23

- Accepting candidate applications through May 3rd.

Can extend to May 8 if needed.

- May 15 - Post Candidate Info
- June 1 - 20 Electronic Voting Period
- June 22 - In-person voting 9-11 am, Annual Meeting 11 (announcement)

iii. The Inspectors of Elections (TIE) will be our third-party provider for election management again.

- iv. Tara asked the Board if a Candidate Virtual Forum was required. This had been discussed in previous years. The Board unanimously agreed it is not required. The Candidate Bios will be sufficient.
- v. Discussion on incumbents running: Samantha Weeks and David Simon will run for re-election, Bruce Roach will not, Keith Parker will run (he is currently an appointed Director).

f. Architectural Committee – Crain

- i. Jake stated that Wayne Hajovsky will be taking the role of inspections in order to free Jake up for other responsibilities.
- ii. The Permit Process is being changed to provide for greater efficiencies. The process will begin with the Architectural Committee as opposed to the Village.
- iii. Jake presented a new committee member, Nick Martinez, for approval by the Board. Nick was unanimously approved by the Board.
- iv. Jake presented the Growth Chart:



Growth 2024

2024	January	February	March	April	May	June	July	August	September	October	November	December	Year Total
Single Family	1	0	2	2	0	0	0	0	0	0	0	0	5
SF Additions	0	1	3	4	0	0	0	0	0	0	0	0	8
Minor Improv.	1	0	1	0	0	0	0	0	0	0	0	0	1
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	0	0	0	0	0	0	0
TOTALS	2	1	6	6	0	0	0	0	0	0	0	0	14

Other	January	February	March	April	May	June	July	August	September	October	November	December	Year Total
Maintenance	0	0	1	1	0	0	0	0	0	0	0	0	2
Violations	0	0	1	0	0	0	0	0	0	0	0	0	1

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
TOTALS	2	3	6	10	12	7	9	9	12	6	8	3	87

Other	January	February	March	April	May	June	July	August	September	October	November	December	Year Total
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

- g. Ex Officio – Whitacre
 - i. We are early in the planning stages and will be sending out more details as they become available. There are many exciting activities and events coming this summer, here are a few;
 1. Golf Pro Shop opens May 13th
 2. Driving range opens on May 15th
 3. Golf Course Membership preview day is May 16th
 4. Bike Park Membership preview day is May 16th
 5. Member Downhill & Cross- Country Cycling Workshops (this will be similar to Member ski and ride workshops)
 6. Comedy Shows (working on collaborating with Taos Comedy)
 7. Member BBQ
 8. Popsicles in the Park
 9. Member Coffee & Pastries
 10. Michael Martin Murphey’s Rocking 3M Chuckwagon dinner
 11. Member Wine Tastings
 - ii. There will be more to come, and we are actively planning. Stay tuned for the next Member Newsletter that will be released early May for set details on all these fun summertime events!
 - h. Executive Director – Farmer – No report.
3. Old Business
- a. Executive Director Office Move – Farmer/Crain/Sevigny
 - i. The new office space is currently being textured. It will be several more weeks until the move can occur. Jackie is making a list of furniture needs. Architectural Committee should have sufficient funds to cover needs. Jake requested a posting on the AAFPO Facebook page announcing the move so members of the community know where to go.
4. New Business
- a. Update from Articles of Incorporation Alignment sub-committee – Price
 - i. The sub-committee was formed to assure alignment between the revised Bylaws, the Bankruptcy Plan and the Articles of Incorporation. This revised document is in final review after sub-committee and legal (Resort and AAFPO) input. The revised AOI must be ratified by the members, per the Bylaws. Therefore, it will be placed on the ballot for the upcoming Election.
 - b. Review of Committees – Sevigny
 - i. All standing committees were reviewed to determine their need going forward:
 1. Annual Meeting Committee – Retain
 2. Amenities Committee – Retain
 3. Architectural Committee – Retain
 4. Communications Committee – Needs further discussion
 5. Covenants and Restrictions Committee – Table
 6. Election Committee – Retain
 7. Finance Committee – Retain
 8. Waivers Committee – Needs further discussion
 - c. Welcome Committee – Manzanares

- i.* Jerry Lyn reviewed what had previously been discussed regarding this committee. The committee was originally intended to supply new members with a list of local suppliers/providers. This was formed under a previous AAFPO administration.
 - ii.* Other possible services this committee could provide were discussed. It was suggested that perhaps this committee and the Communications Committee could be combined.
 - iii.* Erik assigned Kyle to work with Jerry Lyn to develop a proposed Charter and bring it back to a future Board Meeting for discussion.
- 5. **Executive Session** – Bruce Roach made a motion to enter into Executive Session to discuss:
 - a.* Pickleball/Lift Project Communication Plan, and
 - b.* Village Short Term Rental involvement

Samantha Weeks seconded, all in favor, none opposed, motion passed. The Board went into Executive Session.

- 6. **Adjourn - Seigny**
 - a. The Board returned to the Regular Meeting from Executive Session. Erik summarized the outcome of the Session:
 - i.* The P/L Communication Plan will be reviewed by Erik, Kyle and Resort personnel. The final proposed Plan will be sent to all Directors for approval prior to execution.
 - ii.* The AAFPO Board unanimously agree to not take an active role in the Village STR activities/discussions.
 - b. Erik made a motion to adjourn, Bruce seconded, all in favor, none opposed, motion passed.
 - c. The meeting was adjourned at 7:30 P M