

AAFPO Regular Board Meeting 10/24/24

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

Roll Call – Samantha

Erik Sevigny, President	Present
Glen Tillery, Vice President	Present
David Simon, Treasurer	Absent, excused
Samantha Weeks, Secretary	Present
Kellie Buchanan, Director	Present
Kristen Devlin, Director	Present
Kyle Price, Director	Present
Gary Griffin, Director	Present
Keith Parker, Director	Present
Andy Whitaker, Ex Officio	Present

Quorum established.

- **1. Approval of Agenda - Sevigny**
1.) Keith 2.) Kellie

President Report: Annual meeting went very well. The resort did a great job, and members had a great time! 2. Kudos to the AFE/ACC team and all the behind-the-scenes work they do.

- **2. Officer/Committee Reports**

a. Treasurer – Erik for David

Two expenses in September look like a loss but were due to the two expenses, one was the new AFACC office, and the second was the biannual third-party finance audit. Erik mentioned that Dave sent it to him and is willing to share if the board wants to see it. Kellie said it was sent to the financial committee, but after her meeting. Erik to send to all after the meeting.

b. Amenities Committee – Griffin

Gary gave his Amenities' report, tennis courts have a budget balance of \$11,900. After receiving estimates, the first company said they would not do it, the second would cost almost a half a million dollars with a two-month lifespan, and they would not warranty it. It appears that the wrong product was used in constructing the courts, so they would have to rip them up and do it properly. Gary proposed that the Wi-Fi at the RV park be removed from the approved budget, since most of the people have their own, and it would not be the wisest way to use the money right now. He also proposed that we shift the allocated money, \$11,900 (Tennis Court Repair), the \$1,000 (Wi-Fi Study), and the \$8,437 (RV Park Land Scaping) and re-allocate those monies to fixing the pads at the RV Park. Glen asked for more detail about the issues with the tennis courts. Gary detailed that the issue is the layering on top is starting to peel off, so it's starting to become a safety hazard on the courts one and two. Andy followed up saying what was being proposed was moving that \$11,897 into the RV Park line

item, which was originally at \$9000, to spend for landscaping and maintenance line item. This move would zero out the tennis courts remaining budget. Glen mentioned it was money already approved, and just reallocating, Andy agreed. Erik asked who was ready to vote, or if the board wanted to see more details and vote later by e-mail. Kristen asked, since we are proposing to reallocate that money, was there anything else that needed to be done on the tennis courts with the allocated money. Gary replied that money would not be enough to fix courts one and two, because the bid was almost 41,000 and we only allocated 15, so that wasn't going to be enough to begin with and Spent 41,000 for a two-month life cycle with it. After more discussion, Erik asked Gary to provide a detailed breakdown for the reallocation of the Amenities' Budget via email so the board could vote on the proposed changes.

c. Finance Committee – Buchanan

The Finance Committee met on the 16th of October, they are meeting quarterly with the resort to review the most recent reports that are out and get questions answered and we reviewed everything in that meeting through August of 2024. The committee now has the September reports, but they came after the meeting. As a result, those will be reviewed and approved by e-mail, but all questions have been answered through the end of August. Next finance meeting is in January.

d. Architectural Committee – Jackie in for Crain

Jackie shared the comparison reports on permits from 2023 and 2024 (Attached). She discussed being on par with last year and does not see much happening in November. She presented the operating account and compared the numbers.



Growth 2024													
2024	January	February	March	April	May	June	July	August	September	October	November	December	Year Total
Single Family	1	0	2	6	4	2	4	2	4	3	0	0	28
SF Additions	0	1	3	4	6	2	0	2	3	2	0	0	23
Minor Improv.	1	0	1	2	1	8	9	5	6	1	0	0	34
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	12	11	12	13	9	13	6	0	0	85
Other													
Maintenance	0	0	1	2	4	6	8	8	5	3	0	0	37
Violations	0	0	1	1	2	2	2	1	2	0	0	0	11
Operating Acct Balance	\$20,218.59	\$16,183.35	\$16,468.11	\$14,622.36	\$21,813.87	\$24,978.82	\$21,134.12	21,282.26	18,022.02	22,893.97			
Trust Acct Balance	\$239,645.00	\$234,626.54	\$249,822.86	\$241,180.15	\$250,244.24	\$259,059.23	\$266,071.02	\$274,936.41	259,530.92	267,893.47			

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													
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
Operating Acct Balance	\$33,915.28	\$31,358.99	\$25,744.36	26,683.93	\$26,933.36	\$26,375.42	\$26,760.99	\$27,637.25	\$23,839.91	\$23,738.77	\$24,738.77	\$23,683.35	
Trust Acct Balance	\$194,797.59	\$195,077.12	\$201,492.19	\$212,148.14	\$226,983.41	\$232,148.20	\$237,081.74	\$242,467.17	\$229,434.68	\$250,683.77	\$246,243.43	\$243,227.63	

e. Ex Officio – Whitacre

1. Andy mentioned a few things about the Pickleball and Tennis complex update, stating the Resort is continuing work with the architects, engineers, and environmental consultants. The civil engineer plan, including underground utilities, drainage, and access off of Country Club Drive, will have further updates in December.

2. Coming up in December Member Holiday craft and sip. December 6th and 13th from 1:00 PM to 3:00 PM - led by local artist Katrina Shirley

3. Opening day for the Mountain is December 13th. Member Preview Day is December 12th. It'll be open from 10:00 AM to 1:00 PM. At the end of that day there is also a member after party at Winter sports from 2-5.

- Kyle, asked how updates on the Pickle Ball and Lift Project would be delivered in December since we do not have a board meeting. Andy said it would be delivered by a membership newsletter. Kyle asked if there was a Project Plan and clarified what he felt the project plan should include. Andy indicated there was not one.

- Kyle asked how much money have we expended on this project without a project plan? Kyle said he feels strongly that a project plan should exist, should have been in existence from the beginning, and it should be shared with the board, as partners in the project. Kyle stated that, as representatives of all AAFPO members, the Board of Directors has a responsibility to assure their money is being managed properly. Therefore, a detailed Project Plan is required to ensure proper management. Keith agreed, and mentioned he would help with the plan since that is what he does as a project manager. Kyle also asked who the Project Manager was. Andy stated that John Kitts is managing the Project himself. Kyle stated that this is problematic, that a dedicated Project Manager is needed for a project of this magnitude. After discussion, Kyle made a motion that the Board request a detailed project plan from the Resort, time TBD. Gary seconded the motion, a vote was called, results are as follows:

Kyle – For
Gary – For
Glen – For
Kellie – For
Keith – For
Samantha – For
Erik – Against
Kristen – Against

The motion passed, six For, two Against.

g. Executive Director – Farmer

- Jackie asked if AAFPO would participate in the Boo Bash. Erik made a motion to approve \$200.00 to support the Boo Bash at the community center and asked if Kyle and Ginny would run the table on behalf of AAFPO. Kristen seconded the motion, and all were in favor. Motion passed.

2. Old Business

a. Office move and renovations - Sevigny

Move completed, see treasure notes.

b. Review of Committee meetings schedules/minutes

- Finance Committee is complete

- Erik asked the other committees and the officers submit their meeting and product timelines to Jackie by November 15th.

3. New Business

- a. Amend approved amenities budget- Griffin,
 - Griffin gave an update and made a motion, see Amenities committee above
- b. Vote on reallocation of Amenities' Budget. [OBJ]
Email vote later when more information is provided.
- c. Comprehensive Plan Update.
 - Village of Angel Fire plan attached, provided by Kyle.
 - Kyle talked about Allison Woodall inviting AAFPO to have a representative at committee meetings to provide AAFPO feedback.

Meeting adjourned. Next Meeting date is January 16, 2024, at 5:30 Angel Fire Time

***** an email vote was sent to all board members on 10/30/2024 and the board unanimously approved the reallocation of Amenity funds to the proposed changes.**