

**Board of Directors Special Meeting October 23, 2025
5:30PM, MST**

Present at the Meeting:

Erik Sevigny, President
Glen Tillery, Vice President
David Simon, Treasurer
Shaun O'Donovan, Director
Kellie Buchanan, Director
Gary Griffin, Director
Samantha Weeks, Director
Andy Whittaker, Ex-Officio, present
Seven members present, quorum established

Absent:

Kristen Devlin, Secretary, approved absence

Time Commenced

Meeting for the Association of Angel Fire Property Owners was called to order at 5:30 MST on October 24th by President Sevigny.

Motion to Adopt Agenda

Samantha Weeks makes motion, Shaun O'Donovan seconds. All in favor, none opposed, motion carries.

Treasury Report, Dave Simon

- Dave noticed an error in his data which he will correct, September double dipped on deposit numbers
- July and August figures were correct and showed the organization operating in the black
- Funds were comfortably available to write a \$131,000 check to the resort

Amenities Committee

- Gary provided an update on the Angel Express building, which will now be known as the "rental ski service building".
- This new facility is expected to open next year and will house tickets, rentals, retail, lockers, and bathrooms, with direct access to the lift. The foundation and much of the prep work is already complete
- Gary highlighted that the Angel Express, pickleball courts, tennis court resurfacing, and Rakes Rider projects collectively cost the resort approximately \$25 million.
- AAFPO's contribution is a fixed \$5 million over 15 years, representing about 20% of the total cost
- Gary reported that the Mountain House, located on the backside of the mountain, will have a warming station with bathrooms downstairs and a bar upstairs
- The pickleball and tennis courts are not yet complete because asphalt requires temperatures of at least 50 degrees Fahrenheit, which has not been consistently met since August
- Gary described the new Pro Shop Clubhouse, likening its interior shape to a dumbbell. It will feature a retail area downstairs and a wraparound patio upstairs

- Andy Whitacre clarified that there will be an outside staircase to access the deck and an inside staircase for storage and retail viewing
- The clubhouse will also have a walk-up window serving soft-serve ice cream, chips, and beverages, though hot food is not currently planned
- Gary confirmed that Rakes Rider is ready, with cables being installed next week and a test run scheduled for November 3rd
- Other completed projects included horse stables fencing and Monte Verde Lake maintenance, despite a delay in billing due to a change in maintenance companies
- Bathroom construction is scheduled to begin in November
- Gary detailed the allocation of funds for green belt and trail work, including fire cleanup on the Bear Trail and rerouting steep switchbacks on Coyote Trail
- New trails like Fox and Rabbit were created, and the Cub Trail was designed to reduce road travel. Lake Trail Maintenance involved a full rebuild of the northeast side, which received positive feedback
- Gary announced that the golf cart path project is postponed until next year due to weather conditions.
- Some of the golf cart path funds were requested to be reallocated to purchase a second dragon pedal boat for Monte Verde Lake, costing \$10,600. Gary made a motion for the committee to approve using \$10,600 from the \$25,000 golf cart path budget for this purchase
- AAFPO President requested Gary to send out an amended budget proposal for the amenities committee's new request, to allow the board to compare it with the originally approved budget
- The President stated that an email vote would be conducted, and if any issues arose, a special meeting would be called. Gary committed to sending the proposal by the following day

Finance Committee

- **Report** Kellie Buchanan reported that the finance committee met on September 17th with the resort's new CFO and reviewed reports through August 30th
- Finance Committee approved updated reports through September 30th via email. The next meeting, originally scheduled for early November, will likely be postponed until after the holidays due to the Moss Adams audit release in late November

Architecture Committee

- Jackie presented the architectural committee's growth report for 2025, noting 80 total building permits compared to 88 last year
- There are no new single-family builds in September, indicating a return to more normal levels of real estate activity
- Operating and trust balances were up from the previous year, partly due to larger homes being built and retained performance deposits from violations

Resort Report

- The Angel Express lift and the new skier services building are set to open in December 2026, while Rakes Rider will be open this season.
- Pickleball court resurfacing will resume in spring/summer when temperatures allow
- The bike park and golf course will close on October 26th.
- Snowmaking will begin November 1st, and tennis court nets will be taken down next week.
- Monte Verde Lake shore fishing will close on October 26th, but will be available to members with a permit from October 27th
- Andy Whitacre announced several upcoming events. These include a two-day "blowout sale" at Winter Sports on October 31st and November 1st, coinciding with Trick or Treat.

- A member preview day for skiing is scheduled for [December](#) 11th, followed by an afterparty at Winter Sports with a live band and sales
- The annual Winter Ball will feature a Vegas-style tribute band called "Yellow Brick Road"

President's Report

- The AAFPO President addressed outstanding [suspense](#) items, Dave Simon confirmed that all his [sus](#)penses were submitted to Jackie
- Gary was asked to submit his meeting times and dates to Jackie for a consolidated calendar, which he agreed to do
- Kellie Buchanan confirmed that Jackie had all her committee's dates
- The AAFPO President announced that the organization switched attorneys, opting for a lawyer specializing in HOAs, Lynn Krupnik from Arizona. The new attorney is familiar with the organization's components and has been educated on its differences from [a](#) typical HOAs
- A new registered agent has also been secured, The President expressed positivity about the change, thanking Mark Manley for assisting in the transition
- Committee Chair update: Christy [Germ](#)schied has accepted the role of election chair, with Tara remaining as a committee member and Randi volunteering. For the annual meeting and members weekend, [D](#)osiah has agreed to join the planning committee, with plans to move forward after the new year
- Jackie announced that Jake Crane officially resigned from the architectural committee, and the committee recommended Chris Reed as a replacement
- New [Meeting Platform](#) Features were reviewed.
- AAFPO Treasurer explained that they can set up multiple co-owners, including [him](#)self, Erik, Jackie, and Kristen, to manage the recording and transcription, allowing any of them to toggle these functions on or off at any time. Kellie Buchanan requested to be added as a co-owner, highlighting the importance of reviewing sensitive financial information
- AAFPO President announced that the organization is transitioning all historical files, including those from committee chairs and officers, into the Google Drive to ensure continuity and prevent the need to "reinvent the wheel". AAFPO Treasurer offered to transfer files from Teams for Kyle Price, ensuring all existing data is moved
- AAFPO President assigned two due outs for the meeting: Gary is to send out the adjusted amenities budget for review, ensuring carryover amounts are clearly communicated to Kellie Buchanan and the board, and Jackie is to circulate the new [AFEAC](#) procedures to the board for review.
- Kyle Price inquired about the delayed dues increase for the pickleball court, asking about the implementation timeline and communication to members
- AAFPO President clarified that the dues increase, set at \$37 or \$38, is projected to kick in next spring, depending on the year's financial flow and the AAFPO Treasurer's ability to manage funds.
- AAFPO President has communicated this agreement and [reiterated](#) it at annual meetings, aiming to prolong the delay as much as possible.
- Boo Bash, an event they have participated in for the last couple of years, was on the agenda for new business. AAFPO President confirmed that the Boo Bash budget has already been approved and allocated

Meeting Adjourned.

The next AAFPO Board meeting is scheduled for January 15, 2026 at 5:30 Mountain time on Google Meet.

Respectfully submitted, October 23, 2025

A handwritten signature in black ink, appearing to read 'Erik Sevigny', written in a cursive style.

Erik Sevigny – President