

**Board of Directors Special Meeting January 15, 2026
5:30PM, MST**

Present at the Meeting:

Erik Sevigny, President
Glen Tillery, Vice President
David Simon, Treasurer
Kristen Devlin, Secretary
Shaun O'Donovan, Director
Kellie Buchanan, Director
Gary Griffin, Director
Samantha Weeks, Director
Kyle Price, Director
Christy Germscheid, Ex-Officio, present
Eight members present, quorum established

Time Commenced

Meeting for the Association of Angel Fire Property Owners was called to order at 5:30 MST on January 15, 2026 by President Sevigny.

President's Report

- AAFPO President confirmed this Google Meet link would be the new platform moving forward
- AAFPO President emphasized that the meeting would not exceed one hour, stating that anyone causing an overage would be "summarily disciplined".

Motion to Adopt Agenda

Shaun O'Donovan makes motion, Kellie Buchanan seconds. All in favor, none opposed, motion carries.

Welcome new Ex-officio member

- AAFPO President welcomed Christy Germscheid as the new Ex Officio to the board, selected by the resort.
- The President also thanked Andy Whitacre, previous ex-officio officer, for his great support during his tenure as the ex-officio officer.

Resort Report

- Christy Germscheid reported several resort updates, including seven new ski runs this winter and that Rakes' Rider is in place.
- The new skier services building is officially going vertical and will house ticketing, rentals, restrooms, retail, lockers, and baskets.
- Due to snow conditions, the Shovel Races were pushed to February 27th and 28th.

Treasury Report, Dave Simon

- Dave Simon provided the financial report, noting that the increase in 1% net collections in October was due to taking in charter member dues.
- The total assets reached \$457,000 in December. Dave also noted the intention is to write a check for \$131,000 to the resort, cashing out a recently matured CD, and rolling the rest into another seven-month CD.
- Dave intends to propose to the board to fund another year of member capital improvement dues, aiming for three consecutive years without members needing to pay them.

- Kristen mentioned that the AAFPO board should communicate this to the public on social media, Kyle was in agreement.

Financial Committee

- Kellie Buchanan reported that the Finance Committee met with the resort, reviewed monthly reports through November 2025, and reviewed the independent audit for the year ending April 30, 2025.
- Kellie announced her plan to roll off the board this year but will stay on the committee to help transition a potential new finance chair, and will send that resume to the board for a vote.
- AAFPO President emphasized the importance of committee members recruiting their replacements when stepping down or rolling off the board.

Architectural Committee

- Randy Kaiser, Co-Chair of the Architectural Committee, deferred to Jackie for permit details. Jackie reported that 88 permits were issued in 2025, the same as the previous year, with 29 new builds.
- Maintenance permits are up slightly (41 compared to 37), and violations are down, which they believe means more people are getting caught or coming in to get a permit.
- The Architectural Committee implemented new procedures primarily related to virtual meetings, which are intended to help streamline meetings and expand the volunteer pool beyond full-time residents of Angel Fire.
- Randy Kaiser explained that Jackie will handle more of the standard maintenance permits to shorten meeting times.
- AAFPO President encouraged board members and others to join the committee to help address property issues.

Annual Meeting

- Jackie proposed changing the members' dinner venue for the annual AAFPO meeting to the new village space behind the fire station to accommodate the over 300 members and address past complaints about seating.
- Jackie is currently working on securing chairs, tables, food, and beverage vendors, and entertainment, and is seeking board participation.

Amenities Committee

- Gary reported that almost all allocated money has been spent, but the Olympic Park bathroom renovation is still outstanding, with an expected return of \$10,000 to \$15,000 of the allocated \$40,000.
- The approved golf cart path project, which could not be completed this year, will segue into next year's budget.
- AAFPO President noted that Kyle Price had drafted proposed changes to the current approved charters and requested that Kyle work with Gary before stepping down from the board to further refine the Amenities Committee charter, adding specific procedures and dates to prevent "discovery learning" for new committee chairs.
- Gary proposed utilizing the \$25,000 allocated for the golf cart paths this current year to purchase three new snow making machines at a discounted price of \$65,000.
- They are currently not using the \$25,000 because the golf cart paths couldn't be done this year. Gary asserted that this will not impact next year's golf cart path budget because the \$25,000 that would have been proposed for a new snow making machine next year will instead be allocated to the golf cart paths.

- Glenn Tillery expressed confusion and concern that diverting \$25,000 would negatively affect the critical needs of the golf cart paths.
- Kyle Price asked for a mechanism to ensure the \$25,000 is still reserved for the cart paths next year, even with the new purchase. An example of the mechanism would be a line item in the preliminary budget explaining the roll-over.
- AAFPO President addressed this by stating the minutes will record the board's agreement to increase next year's golf course amenity allocation by at least \$25,000 if the snow making machine request is approved.
- Kristen Devlin supported the proposal, noting the purchase is a better use of funds now, effectively borrowing from the future snow maker allocation instead of the cart paths.
- The board discussed the allocation of funds for golf cart paths, with Glen suggesting that money should be spent on them every year.
- Erik clarified that the allocation would be \$25,000 plus whatever additional funds the amenities committee decides to allocate for golf course improvements, noting that this is a minimum amount.
- Gary confirmed that the proposal includes \$25,000 plus any leftover funds from the bathroom budget, and it would not be less than \$25,000.
- Dave sought clarification on the budget's fiscal year, confirming it runs from May 26th through April 27th, the same as the amenities budget.
- The AAFPO President proposed not doing a rollover of funds but instead having Gary allocate \$25,000 immediately, instructing the amenities committee that the board will not approve the next budget without this allocation. Kyle is expected to propose this directive at the first amenities committee meeting.
- Kyle Price raised concerns regarding the capacity to utilize three new snow making machines, asking about sufficient staffing, water capacity, and water pressure.
- Gary confirmed that extra wells were drilled last summer to increase the water supply, but they could not confirm if the current staff could handle the additional machines
The AAFPO President asked Christy to provide an email answer regarding the adequacy of the water supply and team to run the new equipment.
- Kyle Price questioned if the three new snow makers were in addition to the three picked up the previous week or if they were the same ones being discussed.
- Gary clarified that the three new machines were likely the same ones, noting that the resort had a short window to close the deal and subsequently requested the board's help to subsidize them.
- The AAFPO President made a motion to approve Gary's proposal to amend the budget, shifting \$25,000 from the golf course budget to the ski mountain for the current fiscal year. The motion was seconded by Dave and Shaun and passed unanimously by the board. The AAFPO President stated that the new amenities budget will be adjusted accordingly

Election Committee

- The AAFPO President announced that Amy Oliver has agreed to take over as the election chair, replacing Tara Chisum, and committed to a two-year term with the expectation of recruiting her replacement in the second year. The election committee is now full, with Amy Oliver as chair, Tara Chisum providing coaching, and Jackie, Sam, and Randy also serving on the committee

Annual Meeting Members Dinner

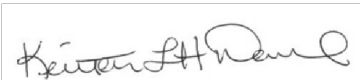
- The AAFPO President noted that Jackie and Dasia Young have been asked to look at alternative venues and options for the annual members dinner, as the current resort venue is being outgrown. The goal is to incorporate member feedback and change up the event, with Jackie and Dasia are expected to present their plan at the next meeting

Meeting moved to Executive Committee

Following Executive Committee, Meeting Adjourned.

The next AAFPO Board meeting is scheduled for April 16, 2026 at 5:30 Mountain time on Google Meet.

Respectfully submitted, October 23, 2025



Kristen Devlin – Secretary



Erik Sevigny – President