

**Board of Directors Special Meeting April 16, 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 April 16, 2026 by President Sevigny.

**Motion to Adopt Agenda**

The agenda for the meeting was approved as sent out with minor adjustments.

**President's Report**

- The AAFPO President noted that the meeting would be busy, covering upcoming events like the members dinner, the annual meeting, and the election, in addition to discussing the capital improvement buy down
- The association was successful in earning enough money on reserves this year to pay down the capital projects agreement for another year, which means members will not face an increase in their dues for capital projects
- Kellie Buchanan is stepping down as the Chair of the finance committee but intends to remain on the committee for one year to aid the transition. The intention was announced to vote in a new chair this evening

**Treasury Report, Dave Simon**

- The Treasurer reported that the finance committee reviewed the reports a week ago and noted that a bonus was given to Jackie, the executive director, who had not received a raise in a few years
- The cost of the executive director's compensation is split 70/30 with the architectural committee
- The Treasurer confirmed that they are significantly behind on writing the check for the capital buy down, though the resort is aware the \$131,000 check is coming. The delay was caused by a Certificate of Deposit (CD) rolling over without notification, making the funds inaccessible until an additional six months passed
- Dave confirmed they created a Google Workspace to move documents out of Teams, and they are currently uploading existing documents to the new location. This change will allow for better user permissions and is intended to be a better location for document storage, establishing a continuity file for successors

**Financial Committee**

- The finance committee met on April 8th and reviewed reports for the month ending February 2026, which looked positive regarding collections and allocations
- An oversight was noted regarding a January board vote to move \$25,000 from the golf cart paths to snow-making equipment, as this change was not reflected in the February report
- The AAFPO President and Gary Griffin will work together to establish a method for transmitting the board's allocation decisions to the Chief Financial Officer (CFO) to ensure correct annotation in future reports. Gary noted that they had spoken with John Kitts, who will communicate with Kelly Fletcher to fix the February report discrepancy

### **Architectural Committee**

- The architectural committee is nearing the end of April's permits and expects to be slightly ahead of the previous year's permit count. The trust account balance is higher than last year due to performance deposits and the size of homes being built
- The executive director provided an update on outstanding tasks and shared that HOA disclosures, which involve providing a disclosure package and membership solicitations for new buyers, are currently seeing a low volume
- The fee for providing these documents is \$300 per disclosure, which goes to AAFPO
- The AAFPO President raised the issue of a compliance event notification from the new registered agent regarding an annual registration
- Dave committed to looking at the email and taking care of the registration

### **Resort Report**

- The quarterly membership newsletter was distributed on March 17th, with the next one scheduled for early summer. Tennis Pro James Cy is returning for their seventh year to teach both pickle ball and tennis. The pickle ball court surface will be completed when temperatures permit, and a reservation system, similar to the golf course, will be implemented for all guests and members
- The pro shop is scheduled to open the first week of July, and the Mountain Angel Express and Skier Services building is expected to be completed by the start of the 2026 winter season
- The 2026-2027 annual assessment was mailed on April 1st and is due by May 1st, while the charter assessment is due by October 1<sup>st</sup>
- Gary raised a question regarding whether AAFPO receives any revenue share from pickle ball court rentals or tournaments involving outside people, as it is considered one of their amenities
- Christy stated they would follow up with John regarding whether AAFPO receives a portion of the revenue, confirming that historically, AAFPO does not receive revenue from operations like lift tickets or golf course fees
- **Pickleball court procedures:** The resort is implementing a mandatory check-in and reservation system for court usage, similar to the golf course, Shaun stated that reservations would likely be for one-and-a-half to two hours, The resort and the pickle ball club need to coordinate reservations with the tennis pro, similar to how golf leagues operate

### **Annual Meeting**

- The annual members dinner is being moved to the Mountain View Event Center to accommodate growth and address previous issues with parking and seating
- The event, scheduled for Friday, June 12th, from 5:30 to 7:30, is expected to be under budget at \$21,000 or less
- The event will require renting chairs and tables for 300 people, necessitating a trip to Santa Fe, and volunteers are needed for set up on Friday
- The Eventbrite system will be used for registration, allowing for easier member check-in to confirm good standing status
- Coordination for the annual meeting at the garden court is still pending

- The AAFPO President intends to repeat the successful setup from last year, including having the resort provide a video presentation and inviting the mayor to present the status of the village
- The resort has historically hosted a barbecue after the annual meeting, which is requested again

#### **Finance Committee Chair Vote**

- A motion was made, seconded, and unanimously approved to vote Bill Wylie in as the new Finance Committee Chair
- Bill Wylie, an Angel Fire homeowner with a strong financial background, had previously served as an integral part of the committee

#### **Election Committee**

- The election will proceed normally this year, electing three candidates
- The deadline for candidate applications and petitions is May 8th, with certification scheduled for the May 14th board meeting. Online voting runs from May 22nd through June 12th, and in-person voting is on June 13th from 9:00 a.m. to 10:00 a.m
- A motion was unanimously approved to replace the two platinum membership drawings with four \$1,000 cash drawings as voting incentives. This change addresses previous confusion from a member about the reimbursement process and reduces the board's administrative burden

#### **Amenities Committee**

- Gary reported that all projects from last year's budget have been completed, including the Olympic Park bathrooms, which cost \$16,000, significantly under the \$40,000 budget. Due to a correction in the true budget allocation, the committee finished within \$1,000 of the correct total of \$320,000
- Major projects, such as the golf cart paths (estimated at \$250,000 for just three holes), may be deferred until next year due to the resort's financial constraints
- Shaun shared that Magnum Ready Mix purchased BTU and will be bringing a full-time asphalt plant to town, which could offer significant savings for the golf cart path project due to reduced mobilization fees
- The proposed amenities budget allocates funds to the consistent pickle ball court payment, green belt maintenance, firewise thinning, and trail improvements
- Funds are allocated for fish stocking and lake maintenance at Monte Verde Lake. The committee is not committing funds to the ski area this year, having contributed an extra \$25,000 last year
- A significant portion of the money will be allocated to the golf course for necessary equipment, including \$10,000 towards a new \$30,000 utility vehicle and \$10,000 toward a \$55,000 trim and surround mower
- Other golf course projects include a bottle-filling drinking fountain and fixing a culvert on hole nine
- Gary presented the tentative budget for the amenities committee, totaling \$70,000 to be added to the \$155,000 general budget, noting that \$310,000 has already been spent
- The total current budget includes items such as a water tank and trailer for \$15,000, an irrigation computer for \$18,000, and sprinklers for irrigation for \$20,000, along with a committed \$25,000 for a golf cart path in 2027
- The AAFPO President explained that the amenities committee was directed to establish a specific timeline as part of their charter, which was developed with Kyle's expertise
- The committee is charged with presenting the tentative budget and maintaining projects in the wings to ensure flexibility, planning on an 18-month cycle
- The resort learns the final budget in July, so the committee will meet before the July meeting to refine the process and present a final proposal for a vote on amended adjustments

## Discussion of the \$10,000 Water Fountain Proposal

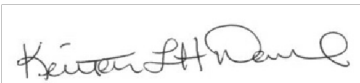
- The proposed \$10,000 water fountain, which is an estimate, sparked discussion regarding its necessity, especially since igloo coolers are already present
- The amenities committee recommended the water fountain, and the board has line-item veto power over budget items
- Arguments against striking the item included the sanitization concerns of coolers, noting that coolers were not considered sanitary during COVID. Additionally, they noted that a water fountain allows golfers to refill their own water bottles, which is better for the environment since Angel Fire cannot recycle plastics
- The golf course manager, Don, was not the biggest fan of the fountain, believing it would be unnecessary and difficult to maintain.
- Glen Tillery's Presentation moved to amend the budget request to eliminate the water fountain, arguing they did not believe it was necessary
- Shaun seconded the motion, adding that water fountains tend to break down more often than water coolers are filled, based on their 30 years of experience in the club business
- Roll Call Vote as follows: Aye- Strike from budget, Nay, keep in budget.
  - Shaun: Aye
  - Kristen: Aye
  - Kellie: Abstain
  - Erik: Abstain
  - Gary: Nay
  - Kyle: Nay
  - Samantha: Aye
  - David: Nay
  - Glen: Aye
- The motion to strike the \$10,000 water fountain item from the tentative budget passed 4-3 with two abstained.
- Gary was assigned the task of gathering more information on the water fountain, including cost benefits and the membership logic for having the item, to potentially reintroduce it to the budget in July
- The board will revisit the item in July, when the final budget figures are known
- When asked what would happen to the \$10,000 struck from the water fountain line item, Gary stated that it would be moved to the on-hold budget item for the GPS for golf carts. The \$10,000 item for the GPS for golf carts is currently on hold because Gary is waiting for information from John, who has not connected with Don Willingham due to their vacation, This item is tentative and would be a July conversation
- Kyle Price objected to voting on the budget because, as a committee member, they had not seen the proposed final figures and the committee had not yet approved the document
- They explained that the committee had discussed the items and proposed figures but was waiting for answers from the resort before the final approval vote could take place

- Due to the lack of committee approval, the AAFPO President decided to table the vote on the budget and requested that Gary convene the committee within two weeks to get an official vote on the proposed items
- The next meeting is scheduled for May 14th at 5:30 Angel Fire time, with candidate certification as the current agenda item

**Meeting Adjourned.**

The next AAFPO Board meeting is scheduled for May 14, 2026 at 5:30 Mountain time on Google Meet.

Respectfully submitted, April 24, 2026



Kristen Devlin – Secretary



Erik Sevigny – President