Board of Directors Annual Meeting June 13, 2026
11AM, MST

Location of Meeting: The meeting was held virtually on Google Meet Platform and live at the Garden Room at the Resort.

Time Commenced
Annual Meeting for the Association of Angel Fire Property Owners was called to order 11:00 AM, MST on June 13, 2026 by President Sevigny.

President Sevigny, Annual Meeting Updates

- Welcome back Christy Germscheid as Ex-Officio Board Member
- Updates on Member Dinner location after outgrowing Country Club space
- Updates on pickleball complex as it nears completion, resurfacing of tennis courts
- Updates on lifts in progress and thanked resort Owner Greg Allen for his financial investment in the community

Membership appreciation & Marketing video played

Resort Updates

- Wolf Ashcraft highlighted upcoming 2026 milestones, including the nation's 250th anniversary, the village's 40th anniversary, and the resort's 60th anniversary. The marketing department requested that members contribute archival footage, photos, and personal stories to assist in celebrating the resort's 60th anniversary
- Christy announced that pickleball court resurfacing will commence on June 22nd and noted that the Oldie Park bathrooms have been remodeled.
- The golf course and trail systems around Monty Birdie Lake remain in good condition, with the lake regatta scheduled for July 18th.
- Christy encouraged members to use the resort website and newsletter for event information and promoted the Advanced Air commercial service between Albuquerque and Angel Fire, emphasizing the need for ridership to secure continued grant

Treasurer's report by Dave Simon

- Treasurer Dave Simon presented a financial overview, noting that income is primarily generated through member dues (1%), HOA disclosure fees, and interest
- The association reported $170,000 in total income and $111,000 in expenses, yielding a $59,000 favorable net income.
- To prevent an increase in member dues, the association contributed $31,000 to resort capital projects, marking the third consecutive year that dues increases were avoided through this strategy

Financial Committee

- Eric Sevigny announced that Kelly Buchanan is finishing her term as a board director and finance committee chair
- Bill Wylie was introduced as the new finance committee chair, stepping into the role after volunteering for the committee
- Eric Sabini thanked Kelly Buchanan for their service, and Bill Wylie expressed the need for additional volunteers to maintain a reserve of experienced committee members
- Kelly Buchanan and Bill Wylie certified that the finance committee fulfilled their responsibilities for the previous fiscal year
- They certified that the standardized procedures used to confirm the accuracy of the resort's financial information were reliable and in compliance with the amended joint plan

Amenities Committee

- Gary Griffin reported that the amenities committee ensures resort dues are directed toward amenity improvements
- Key accomplishments included the purchase of four new snow-making machines, which helped maintain mountain operations throughout the season
- The tentative budget for the upcoming year is $320,000, with $170,000 dedicated to pickleball. Other funded projects include firewise thinning, trail maintenance, fish stocking for Monty Birdie Lake, and golf course enhancements such as GPS units and irrigation system repairs
- Ski Mountain 18%
- Greenbelt Trails 8%
- Olympic Park 7%
- Stables 3%
- RV Park 2%

Architectural Committee

- Randy Kaiser explained that the architectural committee works to maintain property values, supported by the administrative efforts of Jackie Farmer
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- Reporting on activity through June 10th, the committee processed 17 single-family home permits compared to 19 the previous year, and 27 minor permits compared to 16 the previous year. The committee also acts as a resource for members to find information on local contractors.

Mayor’s report

- Mayor Lindsey emphasized the importance of a collaborative relationship between the Property Owners Association, the resort, and the village
- He expressed gratitude for the resort's continued reinvestment into the community
- Mayor Lindsey reported that a primary goal of the administration has been to foster a new culture within the village, which has been successful through management changes, new leadership, and dedicated staff.

- Mayor Lindsey reported that the village is modernizing operations through new software and is preparing to ratify a new comprehensive plan later that month
- Infrastructure improvements include water department upgrades, such as a new storage tank and the replacement of over 2,000 water meters to reduce system leaks. Additionally, the maintenance department has focused on property beautification, and the village has entered a 20-year management agreement for the local airport
- Mayor Lindsey reported that the airport transfer to the fire department is expected to be completed this summer, which will lead to significant improvements. The fire department is now fully staffed with two EMS crews operating 24/7, ensuring comprehensive community coverage. Furthermore, principal space ordinances have facilitated the removal of over one million cubic yards of materials for wildfire mitigation, helping to address rising home insurance costs and availability
- Significant improvements have been made to the community center, including a new heating, ventilation, and air conditioning system, boilers, and a playground
- The master plan includes near-term developments such as bathrooms, concession stands, field lighting, a skate park, and a pump track, with future plans for a sports complex. Regarding tourism, marketing efforts have helped mitigate revenue loss despite two challenging winter seasons, though traffic for advanced air flights has been low due to poor weather
- Mayor Lindsey encouraged community members to support the flight program, which resumes at the end of the month, to help maintain the resource
- The village purchased five acres behind Zebs, where six workforce housing units have already been installed and filled. By the end of the season in September or October, the village intends to add another 24 to 30 units to accommodate workers who struggle to find housing despite having the means to live and work in the area

Election Committee Results and Retiring Board Members

- President Sevigny recognized the service of departing board members Glen Tillery and Kyle Price, noting that they would be missed
- Tillery served as vice president and acted as the lead negotiator for the pickleball and chairlift capital improvement projects, utilizing their business acumen and calm demeanor to secure a beneficial deal
- Price, a systems engineer, was recognized for their focus on process improvement and for consistently prioritizing the interests of the members throughout their term
- The election saw a 25% participation rate from the membership, exceeding the 10% requirement for a valid vote. The newly elected board members are James Bill, Brett Mason, and Militia Sales. Additionally, four voting members—Geln G. Edwards, the Joseph T. and Alycee Bustamante Lee Trust, Time Sun Lodge Association, and Matthew P Leitch — won a $1,000 prize each as part of the voting incentive drawing
- Voted in to the Board were: James Gilchrist, Bret mason and Mel Sales.

The next AAFPO Board meeting is scheduled for July 23rd, 2026 at 5:30 PM MST, on Google Meet platform.

Respectfully submitted, June 13, 2026

Kristen Devlin – Secretary

Erik Sevigny – President Date 6/13/26