

ASSOCIATION of ANGEL FIRE PROPERTY OWNERS

Board of Directors Meeting

March 10, 2010

President Jim LeBus called the meeting to order at 5:05 PM at the Resort Hotel.

Roll Call

Jim Lebus, President, Present
Michael Woolley, Vice President, Absent
Joan Ronchetti, Secretary, Present
Lovelley Upton, Treasurer, Present
Chuck Verry, Director, Present
Harvey Wright, Director, Present
Ted Hardy, Director, Present
Jack Fuehr, Director, Present by telephone
Barry Rogers, Director, Present by telephone

Introduction of Guests and Audience Comments

Maren Smith, Member Services Director, Angel Fire Resort
Pat Brunstead, CEO, Angel Fire Resort
B.U. Terry, EACC Chair
Karen Kelly, member
Carl Nelson, Line of Sight Surveying
Brian
Greg Battershell, member

Approval of the Agenda. Lovelle moved to approve and Ted 2nd.

Approval of the Minutes. Harvey moved to approve and Ted 2nd.

New Business.

Carl Nelson brought the plats for Woodland Drive dedication for additional right of way within Tract D, AFCC 1 and 2 and plat for additional right of way for Valle Grande Trail South within Tract 1 C.C. 1 and 2 re amended. Chuck moved to accept the changes and Harvey 2nd. Motion carried.

Chuck reminded the Board Oly park is land locked and it is not possible to go east to expand and build a soft ball field or soccer practice area. The legality of any expansion must be explored by Carol Neally. Pat stated the Resort might consider some expansion.

The stables are an amenity that is seldom used. There are 2 members that use the stables and the possibility exists that a trade may be made, amenity for amenity. Moving the stables to another location is a future possibility. This is a suggestion for future discussion. Barry stated many areas are using equestrian center as corner stones of development. The National Forest is an ideal place to ride. Future discussion is needed to determine the use of the amenity as it is set up now.

Joe Warren has been nominated to serve on the AAFPO weekend committee. Jack moved to approve and Joan 2nd. Board approved.

Lovelle stated the treasurer's job was very difficult to do when he is not in town. Kim Stewart has helped with the input duties and she has been paid for the time she spent doing things for AAFPO. Kim is leaving soon. BU stated the person that is going to replace Kim does not want to take on the duties of AAFPO, even for extra salary. Jack stated we do not want to employ anyone because of our liability. The auditors wanted an independent person to input financial information into Quick Books. BU said he is considering hiring Kim's sister as a replacement and she also does not want to work more than 4 hours a day. Jim wanted to know if anyone working for Maren could be employed as an assistant. Lovelle thinks we need someone to work for us. Jim suggested we put an ad in the paper to find someone for the position. Joan said she would put the ad in the paper with input from other board members.

BU stated it is very hard to find someone that is willing to work only 4 hours. Lovelle and Jack think the person we hire should only be needed 2 hour a week plus doing the recording secretary job. Jim requested the board via e-mail, come up with a list of duties. Quick Book entry is a must.

Pat reminded the board, in conjunction with Dan Rakes, the resorts responsibility to the members is to equal what they had before the new building. The new club includes a pool and a fitness center. The resort is proposing charging all members except platinum members \$40 per month to use the facilities. Jim reminded Pat that the board had been told there would not be any cost over and above the 40% of the AAFPO discretionary income for 12 years amounting to about \$1M. Pat read the agreement the board at the time signed stating, "The agreement between the resort and AAFPO shall not grant, transfer or divide any rights or interests in the country club to AAFPO not presently existing and all duties and responsibilities the parties set

forth in the plan shall not be affected by this agreement.” Jim will retrieve the minutes from the time of the original agreement to state the members should not be charged any additional monies for the new facilities. Ownership of the resort feel they must charge for the new facilities. The resort has researched the cost of fitness memberships and concluded this fee is well below the state average. The cost would not be assessed on all property owners, just families using the pool and fitness center that are not platinum members. The resort would like to freeze the silver and gold memberships with no new entries but increase the benefits to being a platinum member. Silver and gold may be up graded for \$500. The base and platinum will be the only options. The fees at Taos are considerably higher. To cover increased costs the resort must bring in more revenue. The basic cost to run the country club is estimated to be \$20,000 per month and the membership expects no additional charges per prior agreements. The resort is looking at all ways to increase revenue.

Maren requested a change in the Rights and Obligations 1.1F clarifies the members must be current with all dues on every lot that is owned to use the amenities i.e., to be issued a membership card. The board will be polled by Maren to accept the change in wording.

Old Business

Barry requested the board be e-mailed proposed final changes to by-laws. Jack suggested committees both permanent and ad hock be approved each year. Jack reported on the plans for the AAFPO weekend. Jack suggested AAFPO plant wild flowers to someday have a summer festival of color. Ted said the wild flower seeds need much more care and soil, water, are more expensive etc. than is generally known. Ted moved and Harvey 2nd a motion to not use wild flowers. The vote was 5 against wild flower and 2 for.

Jack gave a final budget of \$3,500 for the election.

A member questioned why recordings of these meetings are not available. Lovelle stated it is not a necessary part of our responsibility.

Reports

Jim gave the update on the PID. Work will be continuing as soon as the weather breaks. Water lines of 6 to 8 inches are being installed by the village. There are 10 properties within the PID that are going into foreclosure. Terry Kamm is handling the matter. There will be 12 crews brought in to finish the roads, sewers, telephones and electricity this year. Lovelle stated the figures for the treasurer’s report were self explanatory.

BU told the board no new building permits have been issued.
Chuck reminded the board there is \$67,000 yet to be spent from the amenities budget.

The meeting was adjourned by Jim at 7:05pm.

Joan Ronchetti
Secretary

Jim LeBus
President