

# ASSOCIATION of ANGEL FIRE PROPERTY OWNERS

## Board of Directors Meeting

May 26, 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, Present  
Joan Ronchetti, Secretary, Present by telephone  
Lovellette Upton, Treasurer, Present by telephone  
Chuck Verry, Director, Present  
Harvey Wright, Director, Present  
Ted Hardy, Director, Present  
Jack Fuehr, Director, Absent  
Barry Rogers, Director, Present

### **Introduction of Guests and Audience Comments**

Maren Smith, Member Services Director, Angel Fire Resort  
B.U. Terry, EACC Chair  
Carl Nelson, Line of Sight Surveying  
Russ Coyle, applicant for administrative assistant  
Glen Weiderstine, amenities  
Jim Brown, Men's golf assn., Sept. golf tournament, members and guests combo only  
Cary Wright, amenities  
Bill Wooten, member, tee times concerns for charter members concerns-Jim and Mike to meet with Resort for clarification.  
Ann and Dick Supple, members, concerns about charter members  
Jim Mulligan,  
Bill Mereness, amenities  
Jim Thorn, member  
**Approval of the Agenda.** Mike moved to approve, Harvey 2<sup>nd</sup>, approved  
**Approval of the Minutes.** March 10,2010 - Chuck moved to approve, Ted 2<sup>nd</sup>, approved

## New Business

Jim has requested the people presenting to the board speak and then motions be made.

Carl Nelson requested approval of the sewer easement in West Village. This is an extension of the easements that are a part of the PID and approval is required. The South Angel Fire Road extension over the green belts was requested by the Village. Ted moved to approve the extension of the line and Harvey 2<sup>nd</sup>, approved by the total board.

The amenities committee is made up of: Harvey Wright, asst. chair; Glen Wiederstein, Monte Verde Lake; Cary Wright, golf; Drew Maxwell, tennis and Oly Park; Bill Mereness, ski mt.; Al Lott, green belts; Brian Barnes, RV Park/stables; Joan Ronchetti liaison with country club. The total amount of discretionary funds for 2010/2011 including carry over is \$209,634. Chuck gave \$99,624 as the carry over. Lovelle stated the carryover was correct and the numbers balanced with the requests. Out of the discretionary money, \$73,333 will be deducted starting the month the Resort receives the C.O. The anticipated funds for all other amenities projects are \$183,333. If the anticipated funds do not materialize adjustments will be made to meet budget. Because of the shortness of the season and the availability of work crews the board by e-mail approved the spending of \$63,800 on the golf course. No money had been spent on the course last year. The funds to be spent as follows:

\$6,500 - Culvert repair on hole #1

\$9,200 – Split rail fencing on hole #1

\$8,100 – Landscaping on hole #1

\$25,000 – Cart path repair-various

\$15,000 - Area re do; teaching putting green/chipping green etc.

The Resort will be matching the \$15,000 on a 3 to 1 basis for the Sprung Bldg. re do.

One priority is to build or expand the storm shelters on 2, 7, 13, 17. The shelters will be ~ 8x12 and will blend with the design of other buildings within the Resort. The shelters are for people only, not carts. The total requested for golf is \$96,034.

The request for Monte Verde Lake is \$31,000 with \$15,000 for fish stocking and the Resort will match the \$15,000. A fitness trail is being proposed for the lake.

Stables/RV Park requested \$5,000 for maintenance and clean up. Discussion ensued about having a private vendor at the stables. The RV Park would like to increase the electrical service to 50amps. But this is impractical until the Village brings the sewer line out for the proposed Village South.

The ski area has requested \$32,000. The majority of the funds will be spent on bulldozer work to stop erosion. \$5,000 will be used for Nastar.

Tennis chairman requested \$17,000 for a ball machine, office up-date, landscaping and wind screen replacement. The total funding request for Oly Park is \$18,000. \$3,000 for rubber mulch and \$15,000 restroom interior update.

Greenbelt chairman is requesting \$10,600 of which \$3,000 is for surveying. Lovelle suggested the greenbelts are part of the Resort and they should pay for surveying.

Chuck requested questions about the discretionary money spending for amenities. The total funding request is \$209,634. Lovelle moved to approve the budget and Joan 2<sup>nd</sup>. The board approved.

Attached to these minutes is a listing of the amenities requests for the year.

EACC procedures are being presented by BU. Carol Neelley, attorney, was to look at the procedures. Jack had many comments sent by e-mail. At this time, the attorney will decide what is to be included in the finalized document. BU is operating under said procedures. Barry moved and Harvey 2<sup>nd</sup>. The board decided to approve the procedures as written until such time as the attorney makes changes and then we will amend the procedures. The Village has not been co-operative with EACC in telling people they must get permits and build under AAFPO covenants. The Village will be contacted again by the EACC for their help and co-operation.

Staggered terms for incoming members discussion was done via e-mail. The 3 highest vote getters will fill out the 3 year terms and the next 3 would fill terms of the seats vacated in the last 2 years. Barry moved and Mike 2<sup>nd</sup> to accept the proposition. The motion carried. Joan was asked to contact Jack to write a resolution stating the above to be voted on again via e-mail before the next meeting.

Ted suggested all discussions should be limited to 3 minutes. The suggestion that the chairman has the ability to limit discussion at their discretion. Mike moved and Harvey 2<sup>nd</sup> the motion to have the president have the ability to limit discussion on any matter brought before the board. Motion carried.

## **Resort report**

Maren reported that effective immediately charter members may have their 7 day tee time reservation privilege reinstated. The suggestion was made that employees not treat charter members as "2<sup>nd</sup> class citizens." Maren will address this issue with the employees immediately. The question was asked by Ted as to where a large group of golfers would eat if there was a rain situation and the grille was over loaded. Maren will talk to Mike Smith about options. The board commended the Resort for the beautiful country club building. On June 1<sup>st</sup> Maren is going to meet with the local realtors to inform them of the membership requirements and answer questions. There will be live music every weekend. The food and service will be of high quality. The management of fine dining in the Stone Wood room will be a great challenge to the Resort. There is a menu available to those who wish to eat in the bar. Elements Bar opens at 4pm and dinner service begins in the Stone Wood dining room at 5pm. The idea of a member's night with a fixed price limited menu is being considered. Lovelle would like the Resort to consider a members menu.

Platinum members will be able to attach their credit cards to their membership numbers. Joan and Barry would like all members to be able to charge food and merchandise to a credit card that is on file with the Resort. The Resort does not have the soft ware to facilitate this now. It may be considered in the future.

Saturday meeting on AAFPO week-end: The Saturday meeting with the membership should include a multi-person presentation. Rather than having a large slide/Power Point presentation, we will get together a smaller presentation with pictures and a financial report. Maren will have her staff available for help.

## **Reports**

President: Construction on the PID is moving more slowly than anticipated. After Memorial Day week-end there should be 12 crews working on the infrastructure. There are some very large pieces of equipment trenching for the wet and dry utility trenches. At this time, there are 140 delinquent accounts within the PID. There are 10 parcels that are starting the process of being foreclosed. Terry Kamm is the attorney of record. It will be 90 to 180 days before the properties can be resold. The properties will be bundled for sale. The tax liens take priority over any assessments from the Resort. The hope is by starting foreclosure, owners will realize the costs are real and they will start a payment plan. Chuck stated the assessment must stay the same because of the legal fees involved with the foreclosures. The attorneys are meeting in June with a mediator to discuss the law suit brought by some of the lot owners. The request for mediation has come from the Appeals Court. The Back Basin Road assessment will be paid back to the Resort at \$12,000.

Treasurer: There are no reports available at this time. Lovelle suggested the treasurer should be a local person.

EACC: BU reported there are permits for 5 new houses at this time.

A motion was made by Chuck and 2<sup>nd</sup> by Mike to suspend the rules to vote on the EACC budget.

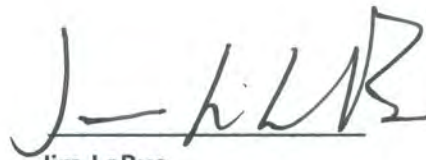
Motion passed. Harvey moved and Barry 2<sup>nd</sup> to pass the EACC budget. Motion carried.

Amenities: A motion to approve the members of the amenities committee was made by Mike and 2<sup>nd</sup> by Harvey. Motion carried.

The meeting was adjourned by Jim at 7:05pm. Board went into executive session.

---

Joan Ronchetti  
Secretary



---

Jim LeBus  
President