

# ASSOCIATION of ANGEL FIRE PROPERTY OWNERS

## Board of Directors Meeting

June 9, 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

Lovelle Upton, Treasurer, Present

Chuck Verry, Director, Present

Harvey Wright, Director, Absent

Ted Hardy, Director, Present

Jack Fuehr, Director, Present

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

Gene Byrd, EACC

**Approval of the Agenda.** Lovelle moved to approve, Ted 2<sup>nd</sup>, approved

**Approval of the Minutes.** May 26, 2010 – Ted moved to approve, Mike 2<sup>nd</sup>, approved

### New Business

Carl Nelson requested approval of a 100ft x 100ft easement to build a water tank within Track N, Chalets 3. The water line will run into Chalets 3 –G. Approval will be obtained from Dan Rakes. Jim stated a PID lot had been purchased for placement of this water tank. The lot has turned out to be too low for adequate water pressure. The options were to put a pump in or move the tank up about 1,000 ft. If at some time in the future Chalet 3 is developed, this water tank will have to be replaced with one higher up on the Mountain. This is a “temporary”

easement for between 20 and 100 years. Lovelle moved and Joan 2<sup>nd</sup> the motion to accept this easement for the “temporary” water tank. Motion carried.

### **Resort report**

Maren reported charter members have the option to upgrade to the platinum level for this current membership year for \$400 until Sept 30. The fee beginning Oct. 1 will be \$800 to upgrade to the platinum level for the full membership year. The charter members will receive a 5% discount if they pay their bills prior to Sept. 1. The 5% discount will apply only to the charter portion of their dues not the upgrade.

The only complaint Maren has heard about the country club is the food service in the Stone Wood room is slow but the quality is excellent.

Stone Wood is open from Wed. to Sat. from 5 to 9 and Sun. for brunch from 10 to 2. The Elements bar is open from 4 to close every day. Any night Stone Wood is open you may order from the Stone Wood menu and sit in the Elements bar. There will be no hard liquor served down in the Par and Grill, just beer and wine. There have been problems with food service out on the course. The telephone on hole #8 should be used to order, but the service is still very slow. There are still some “bugs” to be worked out. The platinum cards with charge privileges have not been handed out yet. The food and beverage staff needs more training.

There will be reserve parking for platinum members at the club, but the signage has not arrived yet.

### **Old business**

AAFPO week-end: Jack stated there was an excellent insert in the *Sangre de Christo Chronicle* this week. Maren mentioned there were no renovated rooms available for the hop-a-bus tour of the hotel therefore; the hotel tour would consist of the lobby and restraints. Jack requested guides for the hop-a-bus village tour. Guides are requested to be at the country club at 10 am. Jack asked for volunteers to setup chairs at the community center about 1pm. The board complimented Jack on the work that he has done for the AAFPO week-end.

Jim will give the presentation on the state of AAFPO at the 3pm meeting. Maren has a short presentation. Chuck will present amenities, Lovelle finances, Joan will present country club information, BU, EACC and Jack will present the election results. The presenters will all meet with Maren on Thurs. or Friday.

## Reports

President – Jim reported there were only 9 crews working the PID development infrastructure. The sewer lines are in Village West and Country Club 1 and 2. The rest of trenching will be done soon. There will be no fiber optic connections at this time. The infrastructure being installed will accommodate fiber optic installations at a later date. Electricity will be run to each lot within 60 days of getting a building permit. There are about 20 appeals for relief of the electrical infrastructure assessments since these home have had electricity installed at their cost. Kit Carson has been very cooperative with the PID.

The 2 owners that filed law suits wanted their appeals heard before any infrastructure was done, but the PID board was able to start while waiting for mediation. Jim mentioned that the mediator will meet with PID and with the 2 owners on June 15<sup>th</sup>. There are 21 litigants.

The assessment will be at 100% again this year because of the law suits. On the 15<sup>th</sup> of June there will be a town hall meeting for the purpose of updating PID owners of progress and answering questions. There are only 140 lot owners delinquent out of 850 lots. The PID can foreclose within 6 months instead of 3 years as usual in Colfax County.

Treasurer – Lovelle passed out report. Collections from the report are ahead of last year. There are four \$20,000 laddered CD's.

Vice-President – A contract for Russ Coyle has been worked on. The hourly sum of \$20 per hour has been discussed and he will operate as in independent contractor. The board will take an e-mail vote to be recorded in the E/ACC office.

E/ACC – BU reported there are 6 homes either permitted or under construction. This is the same number as last year.

Finance - Lovelle presented budget and actual for the past 3 years. AAFPO actual collections came in \$8,500 better than budget. The projected income for the administrative fund is about \$51,720 including interest from the AAFPO owned CD's. The current legal expenses were significantly greater than budget due to the evaluation of the bankruptcy docks.

There is no furniture in the new AAFPO board room in the country club and this will be discussed at a later date. There will be some adjustments in the budget for the next meeting.

There are about 30% charter members within AAFPO.

Jim adjourned the meeting at 6:05pm.

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Joan Ronchetti  
Secretary

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Jim LeBus  
President