

Association of Angel Fire Property Owners



Board of Directors

Meeting Minutes

February 13, 2008

President Jim Lebus called the meeting to order at 4:15 at the Resort Hotel.

**1. Roll Call**

Jim Lebus, President, Present

Jack Fuehr, Treasurer, Present

Joan Ronchetti, Director, Present

Barry Rogers, Director, Present

Chuck Verry, Director, Present

Lovelle Upton, Director, Present

Karen Nichols, Vice President, Absent

Jim Brown, Director, Absent

6 Present, Quorum Established

**2. Guests and Audience Introductions**

Bob Kowalski; Dale & Rose Marie Ailles, Margaret Kavanaugh; Chuck Howe; BU Terry; Pat Brunstad; Eric Guth; Larry Leahy; Jon Reveal; Karen Kelly; Ralph Hall; Maren Bryan and Dan Rakes

**3. Approval of Prior Board Meeting Minutes**

Jack advised that the October minutes were done except for some typos that needed correcting. He also advised that he never received a bill for the appreciation plaques for Curt Haas and Pete Carlson. Maren advised the plaques were never finished; she will email Karen Nichols for a progress report.

Lovelle moved to approve the minutes for October, Jim seconded, no discussion, motion passed.

Chuck moved to approve the minutes for November, Joan seconded, no discussion, motion passed.

#### 4. Committee Reports

##### EACC Report – BU Terry

Lovelle asked if there is a way to obtain the number of building permits issued in the immediate area. BU advised that he could get the city permits but may need the help of the Sangre de Cristo Homebuilders Association for information regarding Black Lake. Lovelle would like to find out why people are choosing to build outside of the village, such as Black Lake. BU advised that lower permit fees, no membership dues, the politics in Angel Fire and less red tape are the reasons.

Jim brought up that one of the items in the new Rules and Regulations requires property owners to notify the Membership Office when a Certificate of Occupancy is issued. He said it would be easy to keep an ongoing list of property owners who were issued CO's. Maren said she does pull a report monthly from the Village as to what CO's have been issued and would like to compare that with BU's report as well. BU will be happy to provide that to her.

Bob Kowalski asked BU, on behalf of the Homebuilders Association, about the money in unreturned performance deposits, and what the disposition and use of those funds would be. BU advised they give the contractors two years to build; if not built in that time frame, E/ACC takes the \$1,500 permit fee. Jack said he understood that if the \$1,500 was forfeited, it was moved into the operating account and used for operations. Jack advised that approximately \$110,000 was currently in the Performance Deposit account. Barry advised that the increases in the Building Permits and Performance Deposits approved at the October AAFPO Board meeting have been suspended for ninety (90) days.

Jack asked if there are minutes of the EACC meetings. BU advised yes and the agendas as well. Jack said he was concerned about the status of the driveway to Lot 495, Chalets 2D, Amended. Jim advised BU could help him out, and asked if he wanted to go over it now. Jack said no; he wanted to review the minutes first.

Jim told Bob Kowalski that it was his understanding that when Bob was the liason between the AAFPO Board and the E/ACC, he worked with BU to develop a permit that was for driveways only and it mirrored the Village permits. Bob agreed that was the case. Jack said he was concerned that permits would be given to build roads without houses being built. Jim commented that the E/ACC has virtually no enforcement powers; the E/ACC must seek voluntary compliance with the membership when building a home. BU said there are lots of times he has to make a decision without a committee and he has the authority to do so. Bob Kowalski commented that the homebuilders association plans to notify BU of any unlicensed activity in the future.

E/ACC Report attached.

**President's Report – Jim Lebus**

Jim advised that he has nothing to report at this time.

**PID – Dan Rakes**

Dan Rakes advised that the PID final vote would be 2/14/08 at 4pm at Village Hall. He advised they needed to elect two members from AAFPO to the PID Board. The Resort will appoint two people (Dan Rakes and Pat Brunstad). He also advised they had received new requests from the Village and hoped to have them worked out by the meeting on 2/14.

Jim asked for nominations for himself and Chuck Verry to the PID board. Jim disclosed that he is a PID lot owner. Lovelle made the motion, Joan seconded, no discussion, motion passed.

**Treasurer's Report – Jack Fuehr, Joan Ronchetti**

Jack presented a summary of the decision reached by the Board at the November meeting regarding authorizations for spending. Everyone was in agreement. Jack committed to create a resolution for the next Board meeting.

Joan reported on the tax status and advised that she will continue to pursue non-profit status for AAFPO. Jack and Joan have been talking with Dan Rakes and will contact two experts recommended by Terry Kamm and will be meeting with them before April 15<sup>th</sup>.

Treasurer's Report attached.

## **Rules and Regulations – Jack Fuehr**

Jack read from Karen's Vice President's report and advised the final copy of the Rules and Regulations have been approved by the Board of Directors. Jack said he had received a copy of them and said he wanted to see the cover letter and the dates on the pages. Maren responded that she had brought the cover letter and copies of the Rules and Regulations for everyone, and that she will date the pages with the date the Rules and Regulations are approved by the AAFPO Board. If they are approved today, that is the date that she will put on the bottom of the pages. She also advised they would be distributed as a PDF file so they are unchangeable. Joan moved to accept the Rules and Regulations with the addition of a date on each page, Jack seconded, no discussion, motion passed.

Rules & Regulations attached.

Barry advised that the Membership Agreements need to undergo the same scrutiny that the Rules and Regulations did. Maren advised the agreements were approved two years ago and go to every new property owner. A motion was made to reconstitute the Rules and Regulations committee as the new Membership Agreement committee. Lovelle made the motion, Jack seconded, no discussion, motion passed.

Jack then read from Karen's report and moved that the Rules & Regulations Committee be decommissioned. Lovelle seconded. After some discussion, Jim asked for a motion to create a Membership Agreement Committee to review the Base and Charter agreements. Lovelle moved, Jack seconded, motion carried.

Vice President's Report attached.

## **Appeals – Barry Rogers**

Barry Rogers presented a two-month report for December and January. There were 14 waiver requests. Eight waiver requests were approved and the people were being notified. The monetary value of the 14 requests is \$31,674.02, and the total amount approved was \$3,813.53. There were 6 payment plans requested, and 2 dual plans requested. All 8 payment plans were approved. Jack asked if he was reading from a written report and Barry advised yes. Jack requested a copy for the minutes.

Appeals Committee Report attached.

### **Amenities - Chuck Verry**

The Amenities Committee met to discuss upcoming events. The main focus of the meeting was to discuss the Amenities Template. Jon Reveal was asked about the projected date that they would have a new Director of Golf. The reply was hopefully by March 1<sup>st</sup>.

Amenities Committee Report attached.

### **Amenities Template – Lovelle Upton**

Lovelle said he had consolidated 8-10 different documents into two. The first section explains project procedures covering the “whys and wherefors.” The next section includes idea gathering, integration with short and long-range goals, and a presentation to the Amenities Committee for consideration. If approved, the proposal is forwarded to the Resort for their evaluation. If the Resort feels that the proposal is compatible with their vision for the amenity, the Amenities Committee is notified and a formal request for funds is returned to the Amenities Committee. The Resort then completes the proposal by determining estimated costs, the schedule, and the contractor for the project. If the Amenities Committee agrees with the Resort proposal, the proposal is submitted to the AAFPO Board for approval. The last section is the proposal form. Lovelle stated he had one correction, on the first page, last paragraph, to underline November and January, because they are critical events.

Barry asked if there would be any value in having an alternate project available when requests were presented to the Amenities Committee. Lovelle said that would be a good point, to have two proposals ready to present, one as an alternate in case the first one was not feasible. Maren stated that one reason for the template was to not have discretionary projects on the books that were not going to happen simply because they were not compatible with the Resort’s long-range plan for that particular amenity. The template will help to go back and forth between the Amenities Committee and the Resort before the proposal is added as a discretionary project. She also stated having two or three alternate proposals is a good idea. Jim asked the question, after the form is approved by the AAFPO Board, who is it presented to. Maren replied it goes to the Amenities Chairman and herself.

Jon Reveal stated that he would like to have a plan in place for the next five years and would like to be able to have projects done before members started arriving for each seasonal event. He would like the Resort and Amenities Committee to work together. Lovelle questioned whether or not the Amenities Chair should be a member of the Board. Jim advised that it would be decided at a future meeting.

Amenities Template Report attached.

### **Finance - Jack Fuehr**

Jack advised that there is a large balance in the Administrative Account. Joan is working on getting non-profit status. Jack said they are accumulating money in the 1% Administrative

Account and suggested that AAFPO could transfer money from the Administrative Account back into the Discretionary Account. A decision will be required at the April Board meeting regarding the transfer of administrative funds to the discretionary account.

Finance Committee Report attached.

#### **Election - Barry Rogers**

Barry has a draft that includes a timeline about what needs to happen, when, and by whom. He asked everyone to read through the report. He stated that it is very important for the committee chair to keep in mind exactly what needs to be done at the upcoming annual meeting.

Jack questioned whether the Annual Meeting and Election of Board Directors should be consolidated into one document since they are separate events that come together at the Annual Meeting. Barry advised that the two documents could be separated. There was further discussion and Chuck and Barry were assigned overview responsibility for the Election and Karen was assigned overview responsibility for the Annual Meeting.

Nominations were made to elect two co-chairs to the Elections Committee - Ralph Hall and Walt Bradshaw. Chuck moved to accept the nominations, Jim seconded, no discussion, motion passed.

Election/Annual Meeting Report attached.

#### **Mountain View - Jack Fuehr**

Jack advised he is late on "The Mountain View" but has the membership database now and can start on articles. Jack would appreciate any suggestions.

## **AAFPO Web Site - Chuck Verry**

Chuck advised there have been several improvements to the website, including the addition of the minutes. Chuck made the suggestion to only keep the minutes on the web site for one year, then take the last ones off and add the new ones, and note that the rest of the minutes are at the Shuter Library. Lovelle suggested keeping one year active on the website, with another two years in archives on the web site.

## **5. Resort Updates**

Maren announced Members Appreciation Night with free tubing that night. Prior to the meeting, there were 20 tickets "sold." Jack asked how the members were notified. Maren advised through e-mail blasts from herself and the Chamber of Commerce and also from flyers.

Concord Replacement: Maren advised that Jeannie Edwards and Kendy Hanson had created a database that is running in parallel with the Concord database. Maren advised that Kendy was offered a contract to complete the work on the database but does not know if Kendy has accepted the proposal. Jack asked if there is a backup plan. Maren responded that the IT department would complete the project.

Alex in IT is working on an Internet interface for the members to be able to access their accounts and there will also be access for the AAFPO Board. Maren advised we would keep going forward with what we have if Kendy refuses. Lovelle asked what platform we are working on. Maren advised she would get that information for him.

Dan presented the 3<sup>rd</sup> Party Collection Entity agreement that was created to define the relationship with Concord, AAFPO and the Resort. (See attached report). Dan mentioned that there are privacy concerns that must be addressed by both the Resort and AAFPO. A discussion followed that addressed the use of filters to permit users, Board members and other parties to access portions of the database.

Maren advised that the hotel would be shut down except for the Eagle Wing from March 31<sup>st</sup> – May 15<sup>th</sup>. This is for cost saving purposes as well as permitting some maintenance to be performed. A minimal staff only will be on duty during that time at the hotel.

The Latte Lift gift shop now has a deli.

Big Rock Casino now has a shuttle that will be running from Angel Fire Resort Hotel to the Casino on Friday and Saturdays. People can make reservations at the Activities Desk. This is for people 21 years old and older only at this point.

There will be another Realtors and Contractors meeting, probably in early March, but the date hasn't been set yet. Maren said she would like the homebuilders to attend as well. Pat Brunstad gave updates on the country club and RV Park. The design of the country club has been reduced from 55,000 to 28,000 square feet. The design has changed to where it can be locked down to

use parts of it as needed. Jim asked when concrete would be poured. Pat advised, weather permitting, maybe in May. Lovelle asked if there was a "drop dead date" agreed upon. Pat advised there were still site reviews and engineering reviews, etc. to be done before a "drop dead date" can be set. Lovelle commented that he sees slippage in the schedule and asked if it would be beneficial for AAFPO to send a letter to the Resort stating the concern of the membership that this project will not be completed as originally scheduled. Pat also advised that a completion date in spring of 2009 is not realistic; it will be closer to the fall of 2009. Jim pointed out that the existing Sprung building is only licensed for two years beginning in the summer of 2007. Pat committed to complete the project IF the design of the building is "locked down."

Lovelle made a suggestion that a building be made to accommodate electric golf carts for the members. If the new building cannot accommodate members golf carts, perhaps a remote site could be utilized for this purpose.

The Sprung building for the new, electric Resort carts was then addressed. Dan mentioned that the site would need both water and electricity.

Pat advised that the Resort is in negotiations with a company from Arizona to tear down Starfire and build something significant on that site. The company is now developing the Spyglass (\$500,000-\$1,200,000) and Vista projects. Both will be high-end condo developments with construction beginning in 2008. Starfire would be their 2009 project and would involve demolishing the building.

Hotel Renovations: There are currently four rooms at the hotel that have been renovated. As far as the whole hotel renovation, they are using the renovation of the four rooms to establish the budget for renovating the hotel.

RV Park expansion: Pat said they are recommending a hold on that for the time being. The sewer is being expanded to the line from the Valley of the Utes and that will be the appropriate time to expand the RV Park. Relocating the park was discussed, and Dan advised AAFPO would have to work closely with the Resort to approve a new site or expand the present location.

## **6. New Business**

Chuck asked if there was a need for a Bylaws Committee. Barry said he would serve on it. It was agreed to postpone forming the committee until after the installation of the new Board in June.

Recording Secretary appointment and compensation: Gayle McCutchen was introduced as the new recording secretary. Joan made a motion to accept her in that position and to pay her \$70 a month. Jim seconded the motion, no discussion, motion passed.

Anne Lott Replacement: Jack made a motion to appoint Bob Rempe to serve until the election in June. There were no objections and the motion passed.

**7. Audience Concerns**

Dale Ailles addressed the Board concerning the members losing amenities, ie, Silver Ski members not being allowed to have summer lift privileges and Gold members not being able to use the pool and hot tub at the hotel. He also expressed a concern about the base unimproved membership being done away with and just having one base membership. The membership agreements were discussed at length and it was decided the matter would be reviewed and discussed again at a later time.

Dan committed to prepare a comprehensive presentation regarding the membership agreements at a future Board meeting. In the meantime, the Resort should make a concerted effort to explain to each and every Platinum, Gold, Silver-Ski and Silver-Golf member what their privileges will be for the coming year before they sign up for that year's membership. Any changes in the "interpretation" of the prior year's agreement should be highlighted to ensure that every premier member understands the changes.

**8. Adjournment**

Meeting was adjourned at 6pm.

Respectfully submitted by: *Debra McCutchen*  
*Temporary Recording Secretary*  
Date: 03/02/08  
Reviewed by: *Pat Ful*  
Date: 03/09/08