

Association of Angel Fire Property Owners
 Monthly Board of Directors Meeting
 Minutes for April 11, 2007
 6:00 PM Resort Hotel



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1. Call to Order: President Lebus Called the Meeting to Order at 6:00 PM

2. Roll Call:

Jim Lebus, President, Present
 Karen Nichols, Vice-President, Present
 Curt Hass, Treasurer, Present
 Janet Garcia-Smith, Secretary, Present
 Jim Brown Director, Present
 Pete Carlson, Director, Absent
 Barry Rogers, Director, Present
 Jack Fuehr, Director, Absent
 6 Present, Quorum established.

3. Mayor Clanton, Guest Speaker

Mayor Clanton gave a brief on the work session the Village Council had to identify the Village vision and to set the goals and objectives with the 4 highest priorities. Public meetings do not get very good attendance so as the Mayor he is reaching out to the community through different organizations to get some input on what is important to the people that live and work in the valley. This Legislative session the Village gained a lot of monies for Plaza del Sol and the Grip 2 for Back Basin Road. The 434 bids were opened with a range from 2.4 to 6.6 million dollars. It will be awarded by the end of April after they have been verified. The Plaza del Sol will start this year with roads and utilities. The motorcycle patrols will be out again soon and a new mounted patrol is being considered. There are several community events coming up like Run for the Wall and the Kansas City BBQ. On May 17, 2007 will be the first public meeting for the budget and the Mayor would encourage everyone to attend, but if they can not please contact either him or the one of the Councilors if they have any questions or comments. President Lebus asked if \$7,000 was enough to purchase water rights since Colorado was at \$25,000 per acre-foot. Mayor Clanton explained that when the Village actually went out to purchase water rights it may not be enough.

4. Guest Comments:

Peter Von Klargaard wanted to know what was happening to all the events for members. The rates went up and there were no more amenities for those dollars. Maren Bryan explained that with the upgrades to silver, gold or platinum they get coupons worth more than the upgrade. As for events, she would welcome ideas from the members especially if they could be a community event that the Resort, Village and Chamber could all get involved in.

Chuck Verry said he was very glad that there were more candidates than openings and he now thinks it would be good to get a quorum on the voting. Since Mr. Verry is a candidate he wanted to assure the board that he will resign as chair of the elections committee prior to the election count and sooner if required.

5. Approval of Minutes

Director Rogers made a motion to approve the minutes of March 14, 2007. Director Brown seconded the motion. Vice-President Nichols made a motion to amend the minutes to include the rate change of 2.1 CPI increase. Director Garcia seconded the amendment. Motion approved.

6. President's Report

- President Lebus announced that EACC and AAFPO office move has been completed. BU Terry asked for the AAFPO files to be unpacked and put in the cabinets very soon.
- The Board thanked the Resort and Mr. Allen for the presentation on March 28, 2007 of the new Country Club.

6. Vice President's Report

Vice President Nichols had nothing to report.

7 Treasurers Report

- Curt Hass, Treasurer, reported that the bank statements have been reconciled.
- The Resort has agreed to pay all of Concorde's billing fees until a new billing company is found.

8. Angel Fire Resort

Dan Rakes said the PID was delivered to the Village on April 10, 2007 with a bond ratio of 3 to 1. The Village would have no liability concerning this project. President Lebus asked about the maximum levy per lot and if it could be paid in advance. The fees are added to the tax roll but can be paid in advance. Mr. Rakes also stated that the state may be interested in taking over the airport and the Resort would subsidize the flights.

Kendall Hanson said that with the presentation by Tim Allen on the final renderings she hoped that the footprint of the building would be done by week's end. The demolition of the Country Club, along with the Starfire Lodge, would hopefully be in June. The cart and trail fees went up to offset the free range balls. She also brought up an issue of being able to allow more times for the public would help bring down the fees for the public and more people would likely play. Opening day will be May 5, 2007. As a reminder, any issue regarding John Yacobellis should be addressed to Kendall.

9. Committee Reports

A. Finance- Reported by Treasurer Hass

- The Finance committee did not meet.

B. Amenities

- Director Brown stated the meeting was very good.
- John Yacobellis is hiring 2 assistant golf pros. They will be starting at different times and will both be class A.
- Vice President Nichols made a motion to amend the amenities budget as follows:
 - \$1,500 for cut throat and brown trout
 - \$20,000 for a new toilet at the lake
 - \$5,000 for permanent tables at the Olympic Park shelter.
 Director Rogers seconded the motion. Motion passed.

C. Development/HUD

Nothing to report.

D. Environmental/Architectural Control Committee

B. U. Terry reported the bank accounts were balanced. There has been 1 new house permit issued.

E. Appeals

Director Rogers said between January and March of 2007 there were 10 appeals heard with 6 denied. A total of \$8,500 was waived and \$13,098 will be collected on payment plans.

F. Audit

There have been 6 responses from interested parties, which Directors Rogers and Hass believe should be enough to choose from. Treasurer Hass also said that Sam Montgomery should be sending a proposal and they hoped to use him for the audits.

10. Old Business

A. Certification of Candidates for the Board Elections

The candidates for board election are:	Consuelo Howe	Linda Libbey
	Barry Rogers	Joan Ronchetti
	Lovelle Upton	Charles Verry

Vice President Nichols made a motion to accept the candidates. Director Brown seconds the motion. Motion approved.

B. Selection of the Annual Meeting Date

Vice President Nichols made a motion to select June 23, 2007 as this years annual meeting date. Director Rogers seconds the motion. Motion approved.

C. Amenities Procedures - Status of new/revised "proposal"

Kendall said the draft is done and will be sent out tomorrow for Attorney Kamm and President Lebus to review.

D. Membership Dues - per Angel Fire Resort March report "When the Resort buys back a property the dues are brought up to date but the Resort does not pay dues while they own the property." AAFPO needs to discuss and clarify membership dues requirements when the Resort leases to a third party.

Because the owner of record is the Resort and the leaser can use no amenities no membership fee is required.

E. Voting Rights - Angel Fire Resort March report stated, "Regarding election issues, NRPI is delaying the change of property owners and some new owners may not be able to vote." AAFPO needs to discuss and clarify the issue and the solution.

Disenfranchised voters is an issue however there is no way to correct this.

F. Eligibility of all Voters

Director Rogers made a motion that voters must be eligible for their membership card to vote. Director Brown seconded the motion. Motion passed.

G. Resolution No. 2007-004 Incentive for Election Voting by Members

Vice President Nichols made a motion to approve with amendment that it will be cash and not a credit. Director Rogers seconded the motion. Motion passed.

H. Rules and Regulations - Status of formation of a Committee for updating/revising the Rules & Regulations: Vice President Nichols and Maren Bryan are finishing the draft.

11. New Business

A. Mountain View Newsletter: Bio's on Candidates for the Election and other issues.

Would like to get this out as soon as possible.

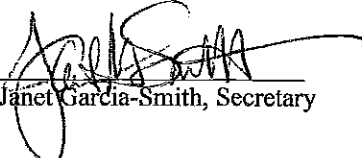
B. A request was made to have the Board meetings start at 5:00 PM. Director Brown made a motion to make this change. Director Rogers seconded the motion. Motion passed.

12. Adjournment:

Meeting adjourned at 8:40 PM

The next Board meeting will be on Wednesday, May 9, 2007 at 5:00PM

Jim Lebus, AAFPO Board President



Janet Garcia-Smith, Secretary

Christine Breault, Transcriber