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Association of Angel Fire Property Owners
Monthly Board of Directors Meeting
Minutes for May 9, 2007
5:00 PM Resort Hotel



1. Call to Order: Vice-President Nichols Called the Meeting to Order at 5:00 PM

2. Roll Call:

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

3. Guests:

Dan Rakes introduced Bert Cook, head of summer activities.

4. Angel Fire Resort

Dan Rakes stated the golf course is open and construction on the tenth hole and leveling of the tee boxes will start soon.

Bert Cook said the sunshades at Olympic Park have been started and the shades will be up in a couple of weeks. The picnic tables for Olympic Park and the lake have been ordered and should arrive by May 22nd.

Jon Mahanna said the Resort is working on erosion control and the lift maintenance has begun.

Eric Guth said the site for the new sprung building was being prepared and the hope is to have it open for mid to late June. The cart storage facility will come later. Parking will be East of Country Club Drive and will have a net around it to protect the vehicles from stray golf balls. Demolition of the old country club building will start once the financing is finalized.

5. Approval of Minutes

Vice President Nichols made a motion to approve the minutes of April 11, 2007. Director Brown seconded the motion. Motion approved.

6. President's Report

- President Lebus was not present.

7. Vice President's Report

Vice President Nichols report was on behalf of President Lebus and herself. They had met with Attorney Kamm to discuss the Rules and Regulations draft and he is still analyzing some items. One item Vice -President Nichols had concern about was the lot combinations and the Resorts request to continue to receive fees for both lots.

8. Treasurers Report

- Curt Hass, Treasurer, was not present, but had sent his report to the Board via email. There was no discussion.

9. Committee Reports

A. Finance- Reported by Treasurer Hass

- The Finance committee did not have a report.

B. Amenities

- Director Brown stated that he will have all of the new item recommendations for the June Board meeting and that there is approximately \$500,000 that will need to be spent.

C. Development/HUD

The PID is moving forward.

D. Environmental/Architectural Control Committee

B. U. Terry reported there has been 3 new house permits issued.

E. Appeals

Director Rogers said there were 10 new appeals submitted but they had not been heard as yet.

F. Audit

Director Fuehr recommends the Montgomery firm.

Vice President Nichols made a motion to approve a contract with Nicholas & Montgomery LLP. Director Rogers seconded the motion. Director Carlson asked if it was in the budget. Vice President Nichols said it would be accounted for in this year's fiscal budget. Motion passed.

Vice President Nichols made a motion to have some members of the Audit Committee sit in on the Resort meeting. Director Brown seconded the motion. Motion passed.

G. Elections

The certification of the candidates done last month was not within the proper time frame of not more than 45 days but not less than 30 days prior to the elections. So Director Rogers made a motion to accept the candidates. Director Carlson seconded the motion. Motion approved.

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

10. Old Business

A. Rules and Regulations

Vice-President Nichols would like to have the draft ready by June 23rd.

11. New Business

No new business.

12. Adjournment:

Meeting adjourned at 6:25 PM

The next Board meeting will be on Wednesday, June 13, 2007 at 5:00PM



Jim Lebus, AAFPO Board President

Janet Garcia-Smith, Secretary



Christine Breault, Transcriber