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Association of Angel Fire Property Owners
Monthly Board of Directors Meeting
Minutes for June 13, 2007
5:00 PM Resort Hotel



1. Call to Order: President LeBus Called the Meeting to Order at 5:00 PM

2. Roll Call:

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

3. Amenities

Director Brown handed out the budget recommendation for the Fiscal Year 08 AAFPO Discretionary Projects. President LeBus asked about the documents for the procedures to track the projects and Miss Hanson said she has not done that yet. President LeBus stated that he asked because some amenities committee members had concerns over projects not being completed and if penalty clauses are in the contracts. Director Carlson asked about the no expenditures on Stables and RV Park. Director Brown explained that the agreement with anyone using the stables is they are required to fix any damage done and therefore no monies are required from the discretionary funds. The Resort is looking at a proposal from a Houston based company who has offered to build a new RV Park at another location as a land exchange. Therefore the RV Project is on hold until the decision is made. If the decision is to not move then the \$100,000 from last budget, which were set aside, would be used. Director Carlson next asked about the tennis pro. Treasurer Hass stated that the Finance committee had asked if it would be possible for the Resort to take him on as an employee, which was agreeable to Miss Hanson. There was also some discussion on whether someone needs to be there and Director Brown said an attendant is needed to keep an eye on the courts to cut down on vandalism and misuse. Vice-President Nichols made a motion to approve the projected budget as presented. Director Carlson seconded the motion. Motion passes. Director Brown also said that Bill Wooten had a very successful fishing clinic on June 9th.

4. Approval of Minutes

Director Carlson made a motion to approve the minutes of May 9, 2007. Director Rogers seconded the motion. Director Fuehr asked how someone who sent a report but was unable to attend the meeting could make corrections to items. Transcriber Breault suggested that a Director submit all reports as an attachment at the meeting. It is then added as a supplement to the minutes. Any correction thereafter should be submitted at the next meeting and attached as a supplement to amend the incorrect information. Director Rogers made a motion to amend the May minutes with an attachment from Director Fuehr to correct the April Minutes. Vice-President Nichols seconded the motion. Amendment motion passes. It was discussed that the chairs of the committees give the reports or if not present have one of the Directors submit the information. Director Rogers believes that the lines of communication need to get better. Motion to approve the minutes passed.

5. President's Report

President LeBus wanted to discuss the proposed PID. Miss Hanson called Dan Rakes to conference him in by phone. President LeBus spoke with a Councilor to get a feel for how the Village is looking at the application. It was the Councilor's thought the Village would like this to move forward but there are some concerns. One of the concerns is the cost overruns and who should pay for them. Mr. Rakes and President LeBus had discussed this earlier and agreed it was the property owners as a whole that would pay for this. President LeBus also has concerns with who will be put on the committee to oversee the PID process and would like the Board members to urge the Councilors not to accept a position on the board and ask the Mayor to find other people qualified to be on the committee. Mr. Rakes wanted the Board to know that

none of the PID lots are under contract with NRPI. He does not believe that the Resort should not bear any more burden of cost than any other property owner. Councilor Leahy was present and was asked for some input. Councilor Leahy said that there are concerns in the construction amount figures, however he would like this process to move forward. President LeBus would like to see someone with project management qualifications on the Board. Councilor Leahy sees more pluses, like more income for the Village, to this than negatives. Friday is a work session to have some questions answered by the Resort, attorneys and engineers with the hope to move forward.

6. Vice President's Report

Vice President Nichols reported that she had met with Maren Bryan on the Rules and Regulations Draft and it should be ready for the August board meeting. No draft will be ready, but once approved Maren Bryan will send out a mass mailing to the Membership. President LeBus had some questions on whether a decision had been made in regards to back dues on lots that are being uncombined. It is not in the Rules and there is some hesitation on doing so.

7. Treasurer's Report

- Curt Hass, Treasurer, the liability insurance for the new coverage is going up \$600.00, which is included in the new budget.
- Treasurer Hass submitted the 07/08 FY Budget.
- Vice President Nichols made a motion to approve the budget as submitted. Director Rogers seconded the motion. Motion passed.

8. Angel Fire Resort's Report

Maren Bryan and Kendall Hanson were present for the Resort. The summer activities will be starting soon including glow golf and Movies Under the Stars. Work on the sand traps and tee boxes have started. The Sprung building for the Pro Shop is going up and the Resort would like to have the July social at the new location. Kendall hoped the work on the Hotel would start soon as well. The maintenance on the lifts is going well. Director Fuehr asked about the frozen lines at the Yurt this past winter as well as the poor conditions of some of the parking lots. The frozen lines were the Village lines and not the lines to the building. The parking lots are being looked at but may not be fixed this year. Director Fuehr asked why the fishing fees were so high compared to state fees. Maren said it was to cover the cost of the fish.

9. Committee Reports

A. Finance- Reported by Treasurer Hass

May and June reports being submitted.

B. Amenities-moved to 3rd item.

C. Development/HUD

The Village Council will be having a work session on the PID Friday at 2:00PM. Vice President Nichols made a motion to mail out a notice to the PID owners informing them of this public input meeting. Director Fuehr seconded the motion. Motion passes.

D. Environmental/Architectural Control Committee

B. U. Terry reported there has been 9 new house permits issued. Presented the 08 FY budget. Vice President Nichols made a motion to approve the budget with a change to the line item for Stu Lassiter to read as Contractor not employee and change Administrative Professional Services from \$3,500 to \$6,250. Director Carlson seconded the motion. Motion passes.

E. Appeals

No report

F. Audit

Director Fuehr had a discussion with Larry Parnes in regards to the Administrative and EACC accounts audit and Mr. Parnes believes it would cost about \$5,000 to \$7,500 for a first time audit. Sam Montgomery could audit the discretionary fund as it relates to the Resort audit.

Director Fuehr made a motion to authorize Treasurer Hass to review the letters of engagement from Mr. Parnes and Mr. Montgomery and approve them if they are within the budget guidelines. Vice President Nichols seconded the motion. Motion passes.

Director Fuehr made a motion to purchase QuickBooks for both AAFPO and EACC accounting. Director Rogers seconds the motion. Motion passed.

G. Elections

Over 450 ballots have been collected and it will be a quorum. Director Fuehr would like to tear off a corner with the lot-tract number written on it for the drawing. Maren will enter the information into her computer as the ballots are counted. Vice President Nichols made a motion that AAFPO Board members would not be eligible to win the drawing. Director Fuehr seconded the motion. Motion passed.

Some of the lessons learned were that maybe bulk mailing should not be done so that a return envelope can be used because some did not get to the property owners and many were damaged on the return trip. Email would be the way to go in the future. The elections committee would like to thank Maren and Leanne for all of their help. Director Rogers made a motion to get them a gift. Vice President Nichols seconded the motion. Motion passes. Director Rogers would like to work with Mr. Verry to set up a procedures book for the election process.

10. Old Business

No old Business

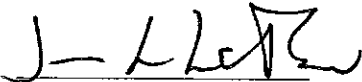
11. New Business

No new business.

12. Adjournment:

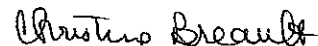
Meeting adjourned at 8:32 PM

The next meeting will be the Annual meeting on Saturday, June 23, 2007 at 1:00PM



Jim LeBus, AAFPO Board President

Secretary



Christine Breault, Transcriber