

FILE  
311  
KN

Association of Angel Fire Property Owners  
Monthly Board of Directors Meeting  
Minutes for July 11, 2007  
5:00 PM Resort Hotel



**COPY**

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

**Election of Director to Replace Curt Hass**

Treasurer Fuehr made a motion to table the nomination of a new Director. Director Rogers seconded the motion. Motion approved.

**Election of Secretary**

Treasurer Rogers made a motion to table this election until the new Director had been found. Director Verry seconded the motion. Motion approved.

**1A. President LeBus Called the Regular Meeting to Order at 5:15 PM**

**2. Roll Call:**

- Jim LeBus, President, Present
- Karen Nichols, Vice-President, Absent
- Jack Fuehr, Treasurer, Present
- Jim Brown Director, Present
- Barry Rogers, Director, Present
- Curt Hass, Director, Present
- Chuck Verry, Director, Present
- Joan Ronchetti, Director, Absent
- Lovelle Upton, Director, Absent
- 6 Present, Quorum established.

**3. Approval of Minutes**

Treasurer Hass made a motion to approve the June 13, 2007 meeting minutes as presented. Director Rogers seconded the motion. Motion passed.

**4. President's Report**

President LeBus asked for a motion to distribute all committee reports three days before a meeting. Director Fuehr made a motion to have all reports sent to the Board members three days prior to a meeting. Motion died to lack of second. President LeBus said that getting the reports before the meetings is important so that the Board has time to read them and to help shorten the time spent at the Board meeting.

There will be a PID meeting in Albuquerque on Friday July 13 at 1PM. President LeBus asked if anyone else would be able to attend, since Pete Carlson would not be able to go. None of the Directors were available to go.

President LeBus then asked the Resort to please consider sodding the tenth green. Kendall Hanson said that all of the experts she has spoken with said to get a nice smooth green it should be seeded not sodded.

**5. Vice President's Report**

Vice President Nichols was not present.

**6. Treasurer's Report**

- Curt Hass, out-going-Treasurer, turned in his resignation.
- Curt Hass, out-going-Treasurer, asked incoming Treasurer Fuehr to have an invoice sent to BU Terry at E/ACC for half the cost of the QuickBooks software.

- Director Hass then made a motion to not have E/ACC pay for their portion of the insurance for the new liability coverage, as the new amount has not been billed yet. Treasurer Fuehr seconded the motion. Motion passed.
- Director Hass suggested making a note to check the next insurance bill to see if E/ACC will need to pay next year.

#### 7. Angel Fire Resort's Report

Maren Bryan said tomorrow's social would be to celebrate all the good things about to happen around the Resort. Work on the bunkers is underway. Kendall said the work on the Hotel would start with the roof to correct the ice issues and create more light on the fourth floor. The Eagle Wing Suites end of the building will be stuccoed this year. The Porte cochere and paving would also be done. Treasurer Fuehr asked about the Country Club financing. Kendall said that Wells Fargo has not given the Resort a timeline yet and if that financing does not happen with them there are several other options the Resort has available.

#### 8. Committee Reports

##### A. Finance- Reported by Treasurer Fuehr

- The July report was submitted and is attached.
- The Mountain View newsletter will be going out soon and the Board should be more involved. Director Fuehr said he would work with Maren on this quarter's newsletter. If any of the Board members have any new ideas or suggestions please let him know.
- The AAFPO Website needs a major overhaul and Maren has a program she would like for the Board to review. Director Verry said he would look at the new site and work on the website.
- ~~It was suggested Membership collection be decided by the Resort.~~

##### B. Amenities

Director Brown submitted the July Amenities Report-see attached. There have been some issues with Amenities Committee members recently and Director Brown would like to get a written procedures memo from Kendall Hanson to use for getting work orders completed. The Amenities Committee has agreed to let the demolition company use two RV spaces at \$50.00 per month for the next two or three months.

##### C. Development/HUD

The next PID meeting for the Village would be on October 2, 2007. President LeBus said it would be nice to see that date moved closer, but is not sure if the Village would.

##### D. Environmental/Architectural Control Committee

B. U. Terry reported there has been 11 new house permits issued this calendar year.

##### E. Appeals

No report

##### F. Audit

Director Fuehr submitted the July audit report-see attached.

##### G. Elections

Director Fuehr submitted his final election committee report-see attached. Treasurer Hass turned in the final ballots received after the election, with some of them postmarked prior to the deadline.

#### 9. Old Business

No old Business

#### 10. New Business

**PID Committee Selection**

Director Rogers made a motion to select Pete Carlson as chairman. Treasurer Fuehr seconded the motion. President LeBus suggested Mr. Carlson should select the committee members. Motion passed.

**11. Adjournment:**

Meeting adjourned at 6:46 PM


The next meeting will be Wednesday, August 8, 2007 at 5:00PM



Jim LeBus, AAFPO Board President

---

Secretary



Christine Breault, Transcriber