



**Association of Angel Fire Property Owners**  
 Monthly Board of Directors Meeting  
 Minutes for August 8, 2007  
 5:00 PM Resort Hotel

**Vice President Nichols** called the meeting to order at 5:05PM

**1. Roll Call:**

Jim LeBus, President, Present (late)  
 Karen Nichols, Vice-President, Present  
 Jack Fuehr, Treasurer, Present  
 Jim Brown Director, Absent  
 Barry Rogers, Director, Absent  
 Chuck Verry, Director, Present  
 Joan Ronchetti, Director, Present  
 Lovelle Upton, Director, Present  
 5 Present, Quorum established.

**2. Guests**

Mark Rivera appealed his denial of waiver of penalties and interest. He explained his situation to the Board and the reasons he had not paid, including the fact that he bought the property from his aunt and uncle who had not paid dues for fourteen years. Vice President Nichols said that Mr. Rivera would be asked to attend the next appeals committee meeting to give him a chance to discuss the penalties and interest waiver at that time to which he was agreeable.

Dale Ailles, a Premier member, wanted to ride the lift this summer and was turned away unless he bought a ticket. The Gold & Platinum members are the only members who do not have to pay for summer lift tickets. Mr. Ailles said in the papers he had received from the Membership office had no dates or signatures authorizing any of the changes made. Mr. Ailles opinion after reading the documents, was that all changes in membership services were at the discretion of AAFPO, but Kendall Hanson said the rules governing Premier Members are under the Resorts discretion. Treasurer Fuehr agreed to have a meeting with Mr. Ailles, Dan Rakes and Kendall Hanson to review the situation. Vice President Nichols also wanted it noted that members are not happy if they are not notified about changes to any of the recreation services.

**4. Approval of Minutes**

Treasurer Fuehr made a motion to approve the July 11, 2007 minutes. Director Verry seconded the motion. Treasurer Fuehr had some hesitation on the item regarding the replacement of Concorde Billing. Director Upton made a motion to remove the line suggesting the Resort decide on how to replace the billing of membership. Director Verry seconded the motion. Motion to approve with changes passed.

Treasurer Fuehr submitted the Annual Membership meeting report-attached.

**5. Vice President's Report**

The Vice President's report has been submitted- attached.

Vice President Nichols stated the training for the new directors is complete. The document retention is underway.

**6. Treasurer's Report**

Treasurer Fuehr has submitted the Treasure's report in writing- attached.

**7. Committee Reports**

**A. Finance**

Treasurer Fuehr made a motion to spend \$200.00 on memory backup and surge protection for the AAFPO computer. Vice President Nichols seconded the motion. Motion passed.

**B. E/ACC**

**BU Terry** stated there has been 13 New Single Family Residence permits issued this year. Next week the committee will decide on the Country Club variance. Vice President Nichols wanted to state for the record that she had contacted Mr. Brown to inform him that by un-combining his lots he is putting his parents charter status in jeopardy. Vice President Nichols wanted to state for the record that, following the Angel Fire Village Council approval of Mr. Brown's previous denial of his application to un-combine he and his parents' previously combined lots, she had made contact with Mr. Brown through his neighbor to inform him that un-combining this property may put his parents charter status in jeopardy. Also the Spyglass project may be sold and it is possible the fence company will be removing the construction fence. Mr. Rivera stated the Village had filed a nuisance order with the Municipal Court to clean up the site.

**C. Appeals**

No report

Treasurer Fuehr asked if the people making appeals could be notified when the meeting was to be held. Maren Bryan said because of confidential information it would need to be a one on one basis.

**D. Amenities**

Frank Young was present to request the Board to approve an easement agreement from the Resort to the Village for a Bike Trail. Vice President Nichols made a motion to support that the Resort grant an easement to the Village for the Bike Trail. President LeBus seconded the motion. Motion passed. The Amenities Committee is also proposing to put a bike trail on Elk & Bear Trails. The budget of \$2,000 for this item will not be sufficient and Amenities will need to ask for \$3,000 dollars more. President Lebus made a motion to approve this change. Treasurer Fuehr seconded the motion. Maren Bryan explained that since the Resort is paying for the Tennis pro there is \$7,000 available to use towards this project. Director Upton suggested that the Amenities committee chair should determine if/when further Board action is required. Motion denied.

**E. HUD/PID Committee**

Mr. Carlson reported on the July 31<sup>st</sup> meeting in Santa Fe. The snow removal is still a major issue between the Resort and the Village. Mr. Gibson was present and asked to comment. He said that during construction the maintenance of the roads would be the responsibility of the PID Board. Once the construction is complete the PID Board would ask the Village to accept the roads, which would be done through a resolution. The PID Board is responsible for the road maintenance until the resolution is approved. Mr. Carlson also requested that the AAFPO website not show any of the old PID information. Vice President Nichols made a motion to have all of the PID information removed from the AAFPO website. Director Ronchetti seconded the motion. Motion passed.

**F. Elections**

No report

**8. Angel Fire Resort's Report**

Maren Bryan said the newsletter has gone out and Treasurer Fuehr did a great job. Leann Pierce is now working with Kendall. Anne Archuletta is working with Maren. There are five bunkers having issues from water runoff. A person was stopped from bow fishing the carp. The parking at the golf course is an ongoing issue and will be through the construction period. On August 18 from 9:00AM to Noon there will be a fishing clinic at Monte Verde Lake. Treasurer Fuehr wanted to know if Mr. Rakes had contacted the new owners in regards to the roped off parking lot. No contact has been made.

**9. Old Business**

**Audit**

Director Fuehr submitted the July audit report-see attached. The auditors had suggested that QuickBooks should be used and that update is complete. There are some operating issues with the computer that the Board would like the Resort IT department to look at. Also there should be some backup and power protection for the computer. Treasurer Fuehr made a motion to spend \$200.00 on memory sticks and surge protection. Vice President Nichols seconded the motion. Motion passed.

#### 10. New Business

##### A. Pigs at the Trough

Treasurer Fuehr commented on how the guests at the social all just rush to the table to eat. He would like to see something else and a random choice of tables would possibly work.

##### B. Resolution 2007-005 Adopting a Master Schedule

Vice President Nichols made a motion to approve a master schedule for Board Activities throughout the year using the attached example without any date specific wording. Director Upton seconded the motion. Motion passed. A new newsletter will be going out in October and articles can be prepared ahead of time. Sending out the newsletter via email crashed the system and is not the best way to send the whole, but articles can be sent in part to be used later in the hardcopy of the newsletter. The newsletter can be posted online when complete.

##### C. New Recorder Contract

Treasurer Fuehr made a motion to approve a contract with Anita Ramsey-Schultz as the new Recording Secretary for the Board meetings. Vice President Nichols seconded the motion. Motion passed.

##### D. Overview of existing bylaws

President LeBus stated that the Board needs to put together any changes they believe need to be made throughout the year to get ready for the next years elections.

##### E. Proposal to Establish a Country Club Committee

President LeBus was told by the attorney not to get involved in the Country Club. Kendall Hanson also believes a committee is not a good idea.

##### F. Proposal to use Alex de Santos website system

Director Veery explained the current website is very hard to use and not up to date at all. Alex de Santos, Resort IT, has created a new website where the Board members are the users and can post any information. It may be used in the future for billing/ payments. President LeBus made a motion to update the website using the system Mr. De Santos created. Director Upton seconded the motion. Motion passed.

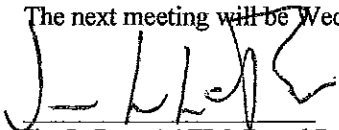
##### G. Resolution 2007- confirming the Board to authorize the Resort to select Membership Billing service.

Vice President Nichols made a motion to table until an agreement from the Resort is presented. Director Upton seconded the motion. Motion to table approved.

#### 11. Adjournment:

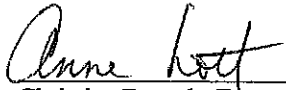
Meeting adjourned at 8:18 PM

The next meeting will be Wednesday, September 12, 2007 at 5:00PM



Jim LeBus, AAFPO Board President

Secretary

A handwritten signature in cursive script that reads "Anne Lott". The signature is written in black ink and is positioned above a horizontal line.

Christine Breault, Transcriber

Anne Lott