

**Association of Angel Fire Property Owners**  
Monthly Board of Directors Meeting  
Minutes for October 10, 2007  
5:00 PM Resort Hotel

**Vice President Nichols** called the meeting to order at 5:07PM

**1. Roll Call:**

Jim LeBus, President, Absent  
Karen Nichols, Vice-President, Present  
Jack Fuehr, Treasurer, Present  
Joan Ronchetti, Director, Present  
Jim Brown Director, Absent  
Barry Rogers, Director, Present  
Chuck Verry, Director, Present  
Lovellette Upton, Director, Present (by phone)  
Anne Lott, Secretary, Present  
7 Present, Quorum established.

**2. Guests & Audience Introductions:**

Guests in the audience include B.U. Terry and Mayor Clanton.

**3. Approval of Minutes:**

Anne Lott explained the minutes of the September meeting were not quite ready for approval. There are a couple of changes to be made and hopefully they will be ready in the next day or two. Once completed, the minutes will be sent out to everyone for approval via email. All were in favor.

**4. EACC Report:**

B.U. Terry reported that fees will be raised such as non-refundable permit fees will go from \$500 to \$1,000 and refundable deposits will go from \$1,500 to \$2,500. Nichols asked if the members would be notified and B.U. responded that the contractors would be notified. Upton asked what the Village charged and it was estimated that the permit fee was over \$2,000 and could go as high as \$5,000. Barry Rogers made a motion to approve the raise in permit fees for contractors from \$500 to \$1,000 and the raise in deposits for performance bond from \$1,500 to \$2,500. Joan Ronchetti seconded the motion. All in favor, motion carried.

**5. Vice President's Report:**

Nichols reported she attended the Master Plan Public meeting last week and made an official comment to the environmental planner stating that she was comfortable that they had addressed the green belt.

Jack Fuehr discussed the distribution of "The Mountain View." He stated that mass email is not working. Therefore, they are going to mail this quarter's issue with a disclaimer stating that members can go to the website to see "The

Mountain View” and if a member really wants a paper copy you can request one by emailing or contacting the Membership Office. To mail out bulk mail they must all be the same. It was concluded that bulk mail might not be the best way to go.

Nichols stated that there would be an executive session held during this meeting.

**Rules & Regulations:** Nichols made a motion to consider Rules & Regulations done and disbanding the committee. Fuehr and Upton asked to see Rules before approving them. Kendell Hanson stated she would send them out.

Nichols made a motion that appreciation plaques be prepared for Curt Hass and Pete Carlson. Fuehr seconded. All in favor, motion carried.

Nichols asked Kendell Hanson about an agreement between AAFPO and the Resort guaranteeing AAFPO’s access to the database. Hanson stated there was an informal agreement about 3.5 years ago. Verry asked if there was a letter and Hanson stated there might be one and would look for it.

Nichols asked about the Capital Planning Committee. Fuehr responded it is a committee to review the amenities over a 3-year period. Upton stated there is no standardized procedure defining amenities improvements funded with AAFPO discretionary income. Kendy and Upton are currently developing a template or proposal form. Nichols asked Kendell Hanson for a ~~briefing~~ briefing report once a year from the Resort. Nichols also stated that there is no AAFPO subcommittee since the 3-year planning committee is chaired by the Resort.

#### **6. Treasurer’s Report & Discussion:**

Fuehr discussed the invoice for a security bond (dishonesty bond) that covers anyone who touches the money. It is \$200 per year and has \$100,000 coverage. Fuehr made a motion to pay the invoice. Upton seconded. All in favor, motion carried. Remaining discussion to carry over to executive session.

#### **7. Committee Reports:**

##### **A) Appeals**

Rogers stated the committee would be getting together Friday Oct. 12 at 2 PM and those interested in appearing to make their plea have been notified of date, time and place.

##### **B) Amenities, Golf Course Recap and Summer Construction**

Jim Brown is absent so this report will be moved to next meeting.

##### **C) AAFPO Web Site**

Verry requested to have the cost of a web site “hits” counter approved at an approximate rate of \$20-\$40 per month. This will be discussed next month with all data.

## **8. Angel Fire Resort Report: (see attached report)**

### **A) Country Club Update:**

- Demolition of old club is complete.
- Grading permit has been issued.
- Landscape, pool and kitchen design consultants have been engaged.
- RFP for Interior Design was distributed and responses are being evaluated.
- Preliminary reports on geothermal feasibility study indicate site conditions are highly favorable for a geothermal system.

### **B) New Discretionary Fund Projects Procedure**

- Currently Lovelle Upton has the original procedure document and the outline of the new procedure and is merging the documents to create and publish the first new draft of the improved approach.

### **C) Website**

- The Resort is committed to helping AAFPO with completing their website.

### **D) Concord Replacement**

- Moved to December.

### **E) Fiscal Year 2008 / 2009 Resort Capital Projects**

- Will be presented next month.

### **F) November Snow Calling**

- Scheduled for November 10<sup>th</sup>.

### **G) Resort Organization Chart and new Management Positions**

- One more new person is Pat Brunstad who is the new Director of Real Estate and Development.
- The Resort does not want to release an organization chart to the public.

### **H) Finance Committee**

- Kendy's report will be discussed in Executive Session.

## **9. New Business:**

### **A) Start AAFPO Board Meetings Earlier?**

- Nichols is not concerned when meetings end but will not commit the Board to meeting without end time. Fuehr made a motion to start the meetings at 4 pm and Rogers seconded. All in favor except Upton, motion carried.
- Nichols wants a motion regarding time limit on meeting. Upton made a motion to close at 6:30. No second. Rogers made a motion to close at 6:00 pm, Verry seconded. 2 in favor, 4 opposed. Motion denied. Motion modified by Verry stated that the agenda not to extend past 6:00 pm, Rogers seconded. 4 in favor, 2 opposed. Motion carried.

### **B) AAFPO organization discussion.**

- Rogers stated that the chair of Amenities Committee should be a Board member. There is no resignation as of yet but the chair is in his last term. It was discussed that Jim or any Board member who thinks

B) AAFPO organization discussion.

- Rogers stated the board member should be chair of amenities committee. There is no resignation as of yet but the chair is on his last term. It was discussed that Jim or any board member who thinks they know a good candidate should propose who should be the next candidate. Rogers said he would bring a resolution to come before board.

**10. Adjourn for Executive Meeting 6:29 pm**

Upton moved to adjourn for executive meeting and reconvene in approximately 20 minutes, Rogers seconded. All in favor, 0 opposed. Motion carried.

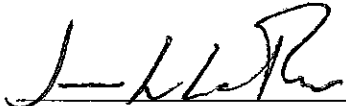
**11. Reconvene 6:50 pm**

- Barry Rogers absent for Reconvene. Still have 5 in quorum.
- Fuehr made a motion to approve invoice for Terry Kamm and invoice for National Lazer. Upton seconded. All in favor, 0 opposed. Motion carried.
- Fuehr would like review of executive absences added to December agenda.
- Nichols also wants to confirm with Kendall Hanson that she will be ready to do the concord replacement review for December.

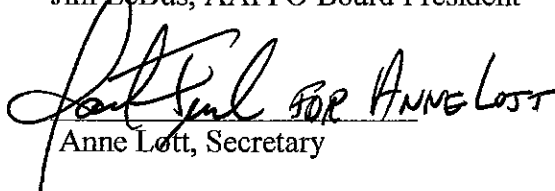
**12. Adjournment:**

Upton moved to adjourn, Fuehr seconded. All in favor, 0 opposed. Meeting adjourned at 6:52 PM

The next meeting will be Wednesday, November 14, 2007 at 4:00PM



Jim LeBus, AAFPO Board President



Anne Lott, Secretary

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Anita Ramsey, Transcriber