

Wintergreen Property Owners Association, Inc.

November 11, 2023, Live 9AM and Recorded

Annual Meeting Minutes

1. President Karen Asher called the annual meeting to order at 9:00 AM In person and streaming on the WPOA web site: www.wtgpoa.org (copy stored online)
2. Mrs. Asher introduced the current Board of Directors: Bill Martin, Bill Gatewood, Allen Bennett, Myron Maslowsky, Robin Pullen, and Jim McCaffery. Wintergreen Resort Appointees Jay Gamble and Mark Fischer. She thanked the directors for their service.
2. Mrs. Asher recognized all the Veterans in the audience as today is Veterans Day. Mrs. Asher recognized Officer Chris Wagner and his co-workers. She also reported on 2023 projects and the survey. Mrs. Asher recognized the WPOA Staff with pictures and history of their many years of service to Wintergreen. Mrs. Asher reported she was leaving the board after eight years of service to WPOA and would miss her role as Director and President.
3. Mr. Bill Martin, Nominating Chair, reported there are two directors being elected today from five candidates. He thanked the candidates.
3. Mrs. Asher reviewed the meeting agenda, the business meeting will be adjourned and after a brief intermission, Jay Gamble, Wintergreen Resort General Manager, will update property owners (in person) with membership and resort happenings. The Nature Foundation at Wintergreen, and Wintergreen Music will stream their presentations on the WPOA web site. Mrs. Asher gave an overview of the 2023 projects and issues.
4. Treasurer, Bill Martin gave the 2023 current and 2024 approved budget presentation. The financial condition of WPOA is sound. The 2023 Income budget was \$7,315,071.00. Mr. Martin reviewed income and expenses by department. As reported at the past meetings, culvert replacement will be an ongoing occurrence for many years to come. We completed surface treatment and some asphalt road repaving as budgeted. Our 2023 approved expense budget of \$7,315,020.00 funds the Road reserve account as well as our Capital & Equipment reserve account. 2024 has presented a challenge in hiring, recruitment and retention of Fire & Rescue and Police personnel. The 2024 Budget provides a 3% COLA for employees and other benefit related items including 401k%, Workers Comp. Road maintenance gas related increases also drive this budget. These require a 5% increase in the Annual Assessment rate. The 2022 audited Financial Reports are posted to the WPOA web site. www.wtgpoa.org

A Balanced 2024 budget was presented with \$7,692.890.00 projected expenses with \$7,692,967.00 projected revenue. A 5% increase in the annual assessment rate for 2024 was approved by the WPOA Board of Directors on August 4, 2023. Mr. Martin reviewed the many factors driving this increase.

Annual Assessment Invoices will be mailed 12/1/2023. DUE 2/1/2024.

Mr. Martin thanked the membership for their support as we move into the New Year after facing a challenging 2023.

5. Jay Roberts, Executive Director, welcomed the membership, this being his seventh WPOA meeting. Jay covered the following categories: Recognition of owners, Common areas and facilities, Infrastructure, Public safety and the tragic loss of our Officer Chris Wagner, and a focus on WPOA employees. Please visit: www.wtgpoa.org to view the annual meeting in its entirety. Mr. Roberts reported posting operational updates to our website over 20 times in 2023. Mr. Roberts also gave a detailed report during the Q &A on the developers' last project, Renaissance Ridge, a detailed update on the Blue Ridge Parkway exit request, and the status of the Crawfords Climb Conservation Easement. Mr. Roberts clarified the owner of the former "dog park" at the Summit site. The WPOA main phone number is now 434-325-8500 as reported in 2022.

Jay invited the membership to view our website, showed an interactive search feature, and most importantly encouraged owners to use our website and sign up for WPOA News & Updates. www.wtgpoa.org. He also advised the owners to keep their **email address/address current with WPOA** for important updates and emergency alerts from the Alert Wintergreen System. Send email updates to: admin@wtgpoa.org

Highlights and operational updates will continue to be published and posted to the WPOA web site. Mr. Roberts reviewed the 2023 survey results (first since 2005).

7. Chief Curtis Sheets gave the Fire and Rescue report on their many activities this past year and ongoing. A major private contribution has allowed the Fire Department to purchase land and build an important facility in the form of a smoke training building. The Fire and Rescue Department also has a web site www.fireresq.org. Please remember them in your annual giving and please consider volunteering for the Rescue Squad or Fire Department.

8. Chief Dennis Russell gave the Wintergreen Police Department report. Chief Russell started with recognition of our slain Officer Mark Christopher Wager II, June 16, 2023. Legal proceedings are ongoing. Chief Russell reviewed new initiatives, crime statistics and other

police department updates. The WPD web site is: www.wintergreenpolice.org. Chief Russell reiterated the speed limit at Wintergreen is 25 MPH. Please obey it. Summonses are now being written much more than warnings.

9. Mr. Roberts reviewed prior presented questions during the Q&A session. He reminded the membership to call the WPOA office with any questions/concerns M-F 8-4. Mr. Bennett took the incoming Questions and began the Q&A session. Q&A's can be seen the web site.

10. Mr. Martin announced the two newly elected board members are: Incumbent Bill Gatewood and newly elected director; Houston Sorenson.

11. The meeting was adjourned by Mrs. Asher at 11:40 AM.

This meeting was broad cast live on the WPOA web site and is also available for viewing at any time on the WPOA web site: www.wtgpoa.org

The proposed 2024 annual meeting will be held **November 9, 2024**, at 9:00 A.M. The board of directors held its regular meeting to elect new officers immediately following the annual business meeting. Separate minutes.