

Wintergreen Property Owners Association Inc.

Minutes - February 9, 2018 – 2:00 PM Community Offices Building

Members Present:

Ron Duddleston
Karen Asher
John Coy
Joe Ely
Jim Wright
John Claman
Rod Kessler

Telecommunicating

Larry Luessen joined at 2:10pm

Not Present

Mark Fischer

WPOA Staff

Jay Roberts
Theresa Harris

1. The meeting was called to order at 2:00 PM by John Coy, President, WPOA.
 - a. Review Agenda

2. Mr. Claman moved to accept the minutes from the January 5, 2018 Board Meeting.

Second: Mr. Duddleston

Carried

3. Mr. Duddleston gave the Treasurer's Report.

2017 has been closed and the Accountant is working on our Financial Statements/Audit for Year End. We hope to have audited financials to hand out at the April meeting. Budgeted Income and Expenses show \$49K forward balance from 2017, as anticipated. Payroll quarterly reports for 2017 and most other year-end work has been completed.

Annual Assessment Due Date - February 1, 2018 - Annual Assessments are still coming in with the 2/1 postmark (mail is slow). Of the 200 owners who signed up with PayLease, the new web site payment option, just over 100 actually paid using this new service. We anticipate more will sign up next year. Payments are on track to. Late notices begin the collection process next week.

January 2018 budget was normal by all standards without a large snow event. Road and Capital Equipment reserves were funded for 2018. Fire & Rescue Operating funds will be paid next week.

4. Mr. Roberts gave an update of current and completed WPOA operations.

- Physical property audit by Mitchell Barker and Curtis McIver resulted in corrections on 12 assessment accounts. These 12 properties will be billed as improved properties going forward. All 12 owners will be back billed 1 year.
- Total of 53 projects are underway with 38 in the valley and 15 on the mountain.
- The AQUA notification campaign is ongoing, albeit painful... WPOA is providing Hank and Bruce with plenty of support including the use of our Website and an automatic process for submitting protest letters.
- Reminder we have some big projects planned for 2018 which include Tuckahoe Pavilion, 2-3 culvert pipe jobs and replacing the remaining guardrails.
- ARB record keeping, scanning, clean up and clean out continues.
- A portion of our maintenance truck fleet is due to be replaced in the Spring. Our original fleet consisted of 24 vehicles. Mitchell and I are focused on trying to reduce this overall number to 19.
- When not faced with snow and ice, crews continue work on ditches, road shoulders, landscaping, etc.
- Projects planned for 2018 are being reviewed and bids are being collected to ensure WPOA is paying a fair price.
- Wintergreen Fire & Rescue is fully staffed with an Officer promotion process on the scheduled for the 16th of February. 6 applicants have expressed interest, the process will include 9 judges and will take a full day of interviews and testing here at COB.
- Active volunteer count for WPOVRS is back down to 34. That's too low to sustain our operation. WPOVRS will need to crank up our recruitment machine again.
- NCRS is signing their fleet and their Lovingson Station over to WPOVRS. The station will eventually pass through WPOVRS and be handed over to the County. The fleet will remain with WPOVRS for as long as WPOA is the contract vendor. The lawyers and auditors are involved to make sure everyone is protected and all costs are passed to the County. Operationally, the NCRS closure doesn't affect us in any way.
- Deck at Station 1 is complete. Much appreciated.
- Augusta County has agreed to enter all Wintergreen properties in their database for immediate transfer to Wintergreen Dispatch. We have been having problems with on-property calls being answered by Augusta ECC. (Vonage VOIP)
- The state fire-services study should be released within weeks. The Board of Supervisors has the original preliminary copy.
- WPD is transitioning from the Beretta to Glock semi-automatic handguns. Current issued Berettas have outlived their life expectancy. Most agencies for some time have field deployed the Glock weapons system with positive results in the areas of handling, safety and accuracy.
- WPD is about to receive new handheld radio units which give Officers the capability to talk with a Deputy on the same frequency. This interoperability is a critical part of planning for potential ACP protest unrest.
- The gate is going through Emergency Medical Dispatch training. EMD allows dispatchers to communicate life saving measures over the telephone until Rescue arrives. This training will also assist Rescue in their pursuit of Accreditation.
- Wintergreen Police has joined social media in the form of both a Facebook and Twitter pages. Offering another avenue of keeping the public informed as to the services provided by the WPD and continue to foster positive relationships with our customers.

- This year's Deer Depopulation (DePOP) initiative will explore new and innovative approaches. Previous DePOP utilized specialized suppressed weapons that only WPD could operate. New program should allow for the same team approach but will require only 1 police person allowing the second shooter to be a member of Maintenance, Fire or Rescue.
- Tuckahoe School informed us this week, they plan to close at the end of this school year. Karen, Ron, Theresa and I will meet next week.

5. Committee Reports

- a. Mr. Roberts gave the Carbon Credit Committee report. Discussions with Chandler continue. There is also a possibility of companies in the airline industry looking to buy our C.C.'s. Mapping of the property continues. Possible 2019 income stream.
 - b. Mr. Claman updated the board on The Nature Foundation's status. Good. More activities such as hikes, lectures, and golf have been slated. Jay will open a discussion with Doug about the Wintergreen Overlook (maintenance issues) owned by TWNF. Mr. Coy asked Jay to check access to the Plunge area.
 - c. Tuckahoe report was given by Jay for Karen. The School notified WPOA it would close at the end of the school year. Karen and Ron will meet with WPOA staff next week at the Clubhouse/School.
6. Mr. Coy called for the Resort Update. Rod Kessler, General Manager, reported a fair January. New activities have been well received and sold out in minutes. There are some really good projects on the board. Mr. Kessler reports still "learning".

7. New Business

- a. Mr. Coy called the board in to Executive Session to discuss legal matters related to the Atlantic Coast Pipeline and re-cap yesterday's meeting with Dominion attorneys and our attorneys. (The Executive Committee had been elected to mediate/negotiate ACP matters action taken at the 10/20/2018 meeting).
- b. Mr. Coy reconvened the meeting and the following statement was issued from the Board of Directors.

Dominion Energy notified Wintergreen Property Owners Association (WPOA) that, based on the legal authority given to it by the Federal Energy Regulatory Commission (FERC), it was filing suit in Federal court on Friday, February 9 for condemnation of WPOA property. WPOA has repeatedly and publicly stated our opposition to the location of the pipeline. However, based on the law of eminent domain and the history of these cases in Federal Court, we expect that a court of law will grant the access necessary for the project to proceed.

We respect the legal process and are focused on addressing the concerns of our owners through Dominion's agreement to participate in a formal mediated process that will include the financial and non-financial implications placed on the community by the presence of the pipeline. WPOA is committed to the best possible outcome for our community; one that provides fair treatment and security for our owners, employees and guests.

- c. Mr. Wright moved to appoint the Nominating Committee of Duddleston, Coy, and Asher.

Second: Claman

Carried

- a. Old Business. None

- 8. Mr. Coy adjourned the meeting at 3:57 PM

The next scheduled meeting dates are: 4/20, 6/15, 8/10, & 11/10/2018