

Wintergreen Property Owners Association Inc.

Minutes

January 5, 2018 - 1:30 PM Community Offices Building

Members Present:

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

Telecommunicating  
Mark Fischer

Not Present

WPOA Staff

Jay Roberts  
Theresa Harris

1. The meeting was called to order at 1:30 PM by John Coy, President, WPOA.
  - a. Review Agenda
2. Mr. Luessen moved to accept the two sets of minutes from the Annual Meeting and Board Meetings held on November 11, 2017.

Second: Mr. Ely

Carried

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

We are in the process of closing 2017 and will have final numbers in the next few weeks. The resort number is estimated to be booked \$5K higher than 2016. \$72k vs \$67 in 2016 for the 4<sup>th</sup> Qtr. Final 2017 expenses are still coming in to be paid next week. The Guard rail replacement project will be funded and completed in 2018. Budgeted expenses and capital items were funded in 2017. Major culvert replacement/repair will be ongoing.

We anticipate being in the black, cash wise. Just under \$50k, will not receive all 2017 expense tickets until late next week. The 2017 Audit begins today with the Account here next week and

again in early February. Annual Payroll/W-2 processing and year end procedures ongoing and must be completed in the next three weeks. We have a new collection attorney, Robert Goad III.

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

2017 was a successful year financially and operationally.

Dennis Russell has taken over as Police Chief. Dennis, Joe Davis and Lindsay will be relocating to the gatehouse building.

Drought update, mandatory water restrictions, next steps

Facility projects planned for 2018 include Tuckahoe School Pavilion, guardrails, 2-3 culverts,

Sewer smoke testing completed by NCSA with very few complaints.

Annual assessment notices are out with postcard reminders headed out very soon.

New for 2018 – owners can pay annual assessments electronically on the WPOA website using credit card, electronic check and PayPal. Fees reduced from 4% to 3.5% on CC and \$2.95 for electronic checks

WPOA ended 2017 with no significant snow removal expenses just numerous small events. Next weather event could be Monday.

Weather permitting Annual financial audit will begin Monday January 8<sup>th</sup>.

WPOA has granted Nelson County additional time to assess rescue related support going forward. Once the review process is completed, I will share details.

North Ridge fire investigation with no formal conclusions other than source likely Chimney related. Investigators were unable to reach the source fireplace to determine if it malfunctioned, etc.

Mitchell Barker and Curtis McIver are conducting a physical audit of the unimproved properties at Wintergreen to determine if our billing records are correct. Unimproved assessment = \$1,149 VS improved assessment = \$1,731. We have already identified 4 properties billed incorrectly.

ARB recordkeeping, clean up, scanning, and clean out exercise is ongoing.

Last year dues non-payment collections are complete with only 8 suits. 8 out of 3,600 is an incredibly low number.

Stuart Sadler will put his home on the market in the Spring and will retire to New Mexico shortly after. Transition to Robert Goad is going fine, I will share more detail at the February BOD meeting.

Reminder FOW donor meeting on January 14<sup>th</sup> from 3-5p in Ballroom.

5. Committee Reports

- a. Mr. Roberts gave the Carbon Credit Committee report. Discussions with Chandler continue. There is a possibility of companies like Disney and Dominion looking to buy our C.C. Mapping of the property is ongoing.
  - b. Mr. Claman updated the board on The Nature Foundation's status. Good. There is a new President, Rob Pritchard.
6. Mr. Coy for the Resort Update and welcomed Rod Kessler, new General Manager, to the board. Mr. Fischer was telecommuting. Mr. Kessler gave the Wintergreen Resort report. The 4<sup>th</sup> Quarter was better than last year. There is a new Food & Beverage Director, Michael Hammes. Mr. Kessler is getting to know his team and they are getting ready for what appears to be a busy MLK weekend. The totally remodeled Mountain Inn Lobby will soon be complete.
7. New Business
  - a. Jay updated the board on the current water situation. Water is being moved from the smaller lakes into Lake Monocan for pumping to the Mountain. Multiple meetings have been held with George Nicklas and Wintergreen Resort-Raw Water, George Miller-Nelson County Service Authority, Wintergreen Resort managers, and Jay representing WPOA. Jay updated the community in a letter titled Regional Water Update 1/4/2018, addressing the drought and close monitoring by community entities and stakeholders. The VA Dept. of Health monitors and drinking water is a priority.
  - b. Review of Atlantic Coast Pipeline negotiation items and update from Attorney Joe Waldo via Coy and Roberts. In-depth discussion of litigation items and recategorizing negotiation items. Items discussed were Department of Environmental Quality decision, the Bartholomew report, core testing results, and the provisional permit. Dominion has not provided written notice and a final offer to WPOA. There was a lengthy discussion about points of negotiation, litigation, and a path forward. Additional negotiating points were discussed. Mr. Claman reported Friends of Wintergreen will sponsor another forum on the ACP on January 14, 2018 in the Ballroom. Wintergreen Resort was given Kudos for their help with this event. Property owners will be advised as updates become available. No action taken at this time. Future meetings may be held on an as needed basis to discuss litigation/negotiation/mediation items.
  - c. The January WPOA Newsletter will be posted to our web site 1/12/2018. [www.wtgpoa.org](http://www.wtgpoa.org). These recap the 2017 Annual Meeting among other items of interest in the New Year 2018.
8. Old Business. None
9. Mr. Coy adjourned the meeting at 3:03 PM Next meeting dates were announced 2/16\*, 4/20, 6/15, 8/10, & 11/10/2018 (\*moved to 2/9)