

Wintergreen Property Owners Association Inc.

Minutes June 8, 2018 – 9:30 am Community Offices Building

Members Present:

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

Telecommunicating

Joe Ely
Mark Fischer

Not Present

WPOA Staff

Jay Roberts
Theresa Harris

PO Observing

Bill Gatewood

1. The meeting was called to order at 9:30 am by John Coy, President, WPOA.
 - a. Review Agenda

2. Jim Wright moved to accept the minutes from the Board Meetings April 20 & May 30, 2018.

Second: John Claman

Carried

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

Budgeted Revenues and Expenses in the Second quarter of 2018 are on track. Heavy rains have stretched the crews with culvert clean out and mowing, still within budget.

2018 Annual Assessment collections are on track with 60 outstanding owners that will receive Memo of Liens next week.

The large culvert projects and the annual road asphalt treatment were completed in May and within budget.

Budget workshops with Departments and the Budget Committee/Executive Committee begin in July with the budget presented to the board at the August 10th meeting.

Our Accountant will review the 2017 audited financials this afternoon with the Executive Committee and these will be posted to the web site next week.

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

- Twin culverts installed across from Station 1. Complete with the exception of the concrete structure to be built on the upper end.
- Devils Bend/Westwood Culvert replacement complete shoulder on the upper side has been widened.
- Asphalt complete Shamokin & Deer Springs and steep section of Crawford's Edge.
- Annual surface treatment begins mid-June in SC, Mountain surfacing treatment likely to begin after July 4th.
- Open Enrollment – Slight decrease in health insurance - NO Increase
- RAIN, rain and more rain. T S Alberto
- Mowing! Culvert clean out! Ditch clean outs. Blowing leaves, still cleaning up storm damage from April.
- Thanked Karen for her participation and input on the Tuckahoe Pavilion project.
- Pipeline protest event is scheduled for Sunday up on the parkway. I have offered the event organizers 12 parking passes should the COB lot be helpful. Given the distance between, I do not expect COB to be used by many.
- Lockn' has approached Wintergreen Rescue about providing medical support. WVRS is considering Lockn's request and will likely submit a bid.
- Wintergreen Rescue and Wintergreen Police participated in a protest event over in Augusta County last weekend. Rescue was providing additional medical support and WPD participated as a learning experience observing the law enforcement side. It was a non-event.

WVRS is hosting an EMT class in SC from August – December

5. Committee Reports

- a. Mr. Roberts gave the Carbon Credit Committee report. Chander is working with a new Forester. There is interest in our credits.
- b. Mr. Claman updated the board on The Nature Foundation's status: 6/8/2018 Auction/Dinner at Bold Rock. New Strategic Plan with national recognition being pursued. ACP stream monitoring is still being discussed.
- c. Tuckahoe report was given by Karen. Karen updated the board with pictures of newly completed Pavilion. The concrete is curing and will receive a stain. The reserve fund was exhausted. The use fee will now be \$125.00 for the entire facility. The school has closed permanently 5/31/2018 and we are in the process of painting the class rooms for future use.

6. Mr. Coy called for the Resort Update. Rod Kessler, General Manager, reported this past weekend's group of 600 went well. May rains have had trickle down effects on the golf course, sod and re-seeding are contingent on "drying" out. The Copper Mine rolled out a new menu and Devils Grill will open by the 4th.

7. Old Business:

- a. Mr. Coy called the board in to Executive Session to discuss legal matters related to the Dominion/Atlantic Coast Pipeline mediation on June 4 and ACP issues.

Executive Session Ended

- b. After discussion of the pertinent known details regarding the sale of raw water from Nelson County Service Authority to ACP, Mr. Coy moved to support the sale of raw water to ACP by NCSA, until details are disclosed regarding the agreement, it is in the best interest of the overall Wintergreen Community at this time.

Second: Ron Duddleston

All in favor

8. New Business. None

Mr. Coy adjourned the meeting at 11:20 am.

The next scheduled meeting dates are: 8/10, & 11/10/2018

New meeting start time 9:30 am for June and August. Special Meetings will be called as needed.