

WINTERGREEN PROPERTY OWNERS ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
August 6, 2021 COB 10:00 AM

MINUTES

Members Present:

Larry Luessen-President
Karen Asher-Vice President
Tom Steele-Treasurer
John Coy-Secretary-Telecommunicating
Jim Wright
Bill Gatewood
Bill Martin
Mark Fischer

WPOA Staff:

Jay Roberts- Executive Director
Theresa Harris

CALL TO ORDER – 10:00 AM

President Luessen called the meeting to order.

MINUTES:

Approval of June 11, 2021, minutes

Motion to Approve the June 11, 2021, minutes– Tom Steele
Seconded – Jim Wright
Carried

TREASURERS REPORT - Mr. Steele gave the Treasurer's report.

Current budget line items are all within expected range. We spent \$1.1 Million Dollars in asphalt in the past two months. These funds were all available in the Reserve Accounts. Normal surface treatment (tar & gravel) will be approximately \$300k to be paid from the 2021 Budgeted funds.

Annual Assessment collections are ongoing and well within normal range of outstanding for this time of year. Approximately 21 outstanding owners (40 in 2020), slated for court and liens.

This is a record low number of annual filings.

- Accounts Receivable Assessments 7/31/2021 \$218,628.08
- Accounts Receivable Assessments 7/31/2020 \$292,011.50

We are still collecting some of our oldest “offenders” in this booming market. AR - Ceason's last push was an email to many of them and collected quite a few more than normal before court.

316 Disclosures to date 7/31/2021- The market continues to be as strong as 2020. (Approx. 250 deeds 7/2020)

Audited Financials will be emailed to the Board and is always posted to our web site.

Mr. Steele presented the 2022 Annual Budget. This budget requires a 3% Annual Assessment increase to provide competitive wages to staff, and to facilitate the recruitment and retention of EMS/Police staff. Treasurer's Report and Budget mailed in annual packet and on the web site: www.wtgpoa.org

Motion to Approve the 2022 Budget as presented with a 3% increase in the overall Annual Assessment.

Motion to Approve: Tom Steele
Seconded: Bill Martin
Carried:

EXECUTIVE DIRECTORS REPORT- Mr. Roberts gave the Executive Directors report.

- Staffing shortages continue. This is not unique to WTG. Most of the difficulty remains in the Police, Fire & Rescue Operations. However, Road/Maintenance staffing challenges are brewing and of concern given the national focus on infrastructure and the jobs these investments could create.
- Overall owner satisfaction remains high. The majority of owners are responding favorably to the work WPOA is doing in the community.
- WPOA is developing a plan/process to begin "onboarding" owners. While this is targeted at better educating new owners about WPOA and the larger community, existing owners will benefit. We plan to leverage our website and MailChimp platform to produce a consistent and professional message.
- SC West Park improvements and surface treating walking paths are ongoing. Owners are very complimentary of the work being done.
- Utilizing space in the Nature Foundation for community use discussions continue. Current status and further discussion will occur during old business.
- Properties continue to change hands at a brisk pace. Lack of inventory is slowing things down, however, properties that come on the market sell quickly. Interest in owning property at Wintergreen remains very strong.
- Nelson County Service Authority (NCSA) is getting ready to start the sewer line replacement in the vicinity of Devils Bend. The contract was awarded to a local contractor and WPOA has met with them to discuss ways to reduce inconvenience, find work efficiencies, material storage, etc. This project could begin in September and will take 6-8 weeks to complete. Lack of material availability might delay the project until Spring. Traffic will be rerouted at different times throughout the project, and we should anticipate some level of owner frustration because of the inconvenience.

ARB REPORT as of 8/3/2021

New Construction (in various stages from preliminary review to almost completed)

Mountain	14	Valley	20	TOTAL	34
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Additions and Alterations

Mountain 48 Valley 20 TOTAL 68

Maintenance (includes painting, reroofing, deck repairs, etc.)

Mountain 42 Valley 15 TOTAL 57

Active projects of all types being monitored by ARB

Mountain 104 Valley 55 TOTAL 159

Update from Mitchell Barker – Deputy Director Infrastructure:

- Chip seal / surface treatment of walking trail systems in Stoney creek, 90% complete.
- Connecting trail between Monocan, Trout Pond, & Sawmill on the to do list. Timing for work TBD.
- Stoney Creek Park, trail system and picnic areas to be surface treated.
- Black Rock and Blue Ridge walking paths to be surface treated.
- Substantial dead tree work on going along Wintergreen Drive and Devils Knob Loop within the ROW's
- 3 - DLB slip line culvert jobs on Wintergreen Drive. Pipe is here, contractor returning any day to complete work.
- Ronnie Shirley recently completed Devils Bend crossover culvert job.
- Punch list road painting with Mullens valley and mountain.
- Applying shoulder stone along Fortunes Ridge and Blue Ridge Drive
- Ongoing community wide effort to repair/replace signs located along the roadways. Multi-year effort.
- New Furniture purchased for Chestnut Springs Pavilion.

Update from Chief of Fire & Rescue/Deputy Director Curtis Sheets:

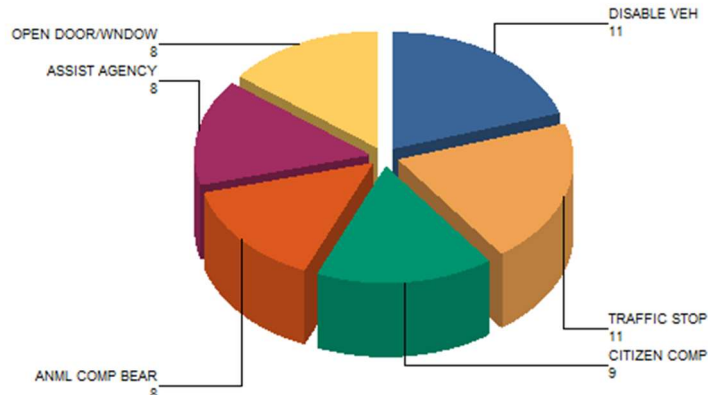
- Wintergreen Fire & Rescue continues to actively recruit new volunteers. Typically, we have 35 active volunteers. We're currently operating with approximately 25. We approved two new applicants last week and hope that progress will continue.
- Since purchasing our new extrication tools (Jaws of Life) we have handled 3 significant accidents. Sadly, one resulted in the death of a dear neighbor and a former rescue volunteer. The three vehicles we have cut include a Chevy Tahoe, a Subaru Outback, and a Jeep Grand Cherokee. Although the tools performed well, they were damaged during the extractions. We're being told the damage isn't covered under warranty and will cost approximately 4k. This leaves us with a confidence deficit in the tool. We're working through it.
- The Fire Department continues to receive proposals from vendors regarding a new fire engine. There are still 4 manufacturers in the hunt. We may be under contract as early as Sept 1. The engine we will be replacing was built in 1996.

- We currently have three medic positions open. One has been advertised since January. Last Friday we lost our first provider to Buckingham County (neighboring county to the East). Buckingham advertises a hire-point roughly 5k above ours and uses a schedule which works the employees 2190 annually. Currently our schedule requires 2896. After January 1 we hope to reduce our hours to 2776. Regardless, we can't be competitive with Buckingham, and we feel pretty certain we will lose more employees to them in the future.
- Recently a FOIA request forced disclosure of July 1 pay rate changes for Augusta County Fire & Rescue. Augusta has made a tremendous investment in their staff. Mid-level managers received a \$14,000 raise. Historically we have been successful at "stealing" employees from Augusta. Our "new" pay rates are 10% beneath Augusta. We will probably not be able to steal from them in the future.

The staffing problem is worse for our Nelson County Emergency Services crews where I can only use Paramedics. NEMS employees are no longer working 24/48 rotations. They're working 48/24. They report to work at 8AM and they get off work at 8AM two days later. They have 24 hours off before they must return for their next 48-hour shift.

Update from Chief of Police Dennis Russell:

- Hiring remains an enormous challenge. Competitive pay adjustments in the 2022 budget should help considerably.
- Evaluating the House Watch Program. With a lot of homes on the AirBnB/VRBO rental system we are finding homes occupied during visits when no one is expected to be there.
- Received second smart RADAR trailer. We will deploy one trailer in the Valley and one on the Mountain. We also moved the static speed sign from Rodes Valley Drive to Monocan near Camping Ridge after a homeowner complained of frequent speeding problems.
- Bears have been on an amorous hiatus, however, this past weekend a bear attempted to break into a home on Pedlar's Edge Drive.
- Our Dispatcher transferred to Patrol has three more months in the Academy.
- In the process of conducting a background investigation for a potential Police Officer.



- July activity snapshot:

Pool Update:

- We are counting down the days until the end of pool season.
- Unaccompanied guest restrictions from 2p-6p daily seemed to work well and should be continued in 2022.
- New furniture for the Chestnut Springs Pavilion was installed on 8/5. Most of the original picnic tables will be usable in other locations.

COVID 19 Operational Update:

- Covid and the Delta Variant are being monitored closely. It is looking more and more likely that WPOA will return to some level of restricted operations, mask wearing, etc. As we develop a plan, the information will be shared with the Board and then passed along to owners.
- 90% of staff have received a vaccination, how we handle unvaccinated staff and what requirements we put in place are being discussed. Lack of clear direction at the State and Federal level, is not helping.
- All operations are working through staffing related challenges.
- All WPOA facilities are being cleaned more frequently than pre pandemic
 - Tuckahoe Clubhouse is open with group activities slowly increasing. Additional restrictions on the use of Tuckahoe are likely given the current spread. We will wait for guidance from the State before acting. Requiring all persons to wear masks indoors appears to be the most likely restriction starting out.. TBD...

COMMITTEE AND ASSIGNMENT UPDATES:

Tuckahoe Clubhouse: Karen Asher: New lighting around Tuckahoe is really working well. Land planning will be helpful to establish a forward track. We have a nice plan for hardscape inside of the “fenced in” area near the parking lot. We are getting pricing for this project. The Annual Flea Market will have a very different format this year. It will become an outdoor Yard Sale event scheduled for September 4, 2021. Interest for spaces is high.

Nature Foundation: Bill Gatewood: Reported the Endowment Campaign is ongoing. The building is once again open for business. Upcoming events include the annual Golf Tournament. Jay and WPOA sponsor a team for the employees to enjoy. The board still meets by Zoom. Jay will review the lease option under old business.

Nominating Committee: John Coy: The Executive Committee proposes two elected positions of four-year terms and one appointed one-year term for the 2021 election. Luessen, Coy and, Wright’s terms expire in November 2021. This maintains a board number of 9. As of this morning there were three candidates for the 2021 elections. The cut off is today at 4PM.

Motion: Tom Steele moved to elect two directors and appoint one director as proposed by the Executive Committee for the 2021 election.

Seconded: Jim Wright

Carried

RESORT UPDATE:

Mark Fischer reported the General Manager search continues. Executives are less likely to move in the COVID environment. There are good candidates, but few have experienced Ski and Membership type scenarios. (Mile wide and an inch deep) Mid-level assistant GM type of set up would benefit the Resort. Staffing, as everywhere, is difficult. Currently there are 100 job openings. Vaccines are a serious topic as many major corporations are requiring vaccinations to be employed. Non vaccinated employees must wear a mask. Corporate group business has come back this summer. Many room night accommodations are still being made “last minute”. Tennis applicants for openings are strong. Hoping to hire by 9/1/2021. Paths in areas around tennis are in the works. Golf tour with Mr. Martin last week was interesting. Real Estate sales are still strong. (11 Million June 2021 vs. 3 Million June 2019) The Copper Mine has a new Chef and hopes to reopen 9/1/2021-staffing still an issue. Full productions of Joseph and the Amazing Technicolor Coat in early Fall. The narrator appeared on the Kelly Clarkson show as an up-and-coming talent.

NEW BUSINESS

Pitcher Plant

Neighbor complaints related to rentals is an Individual issue, not a VRBO problem and was addressed in the Executive Committee. Jay will deal with VRBO/AirBnB complaints one on one.

Annual Meeting Discussion

Considering the COVID variant and possible health guideline restrictions with possible lock down strict social distancing, vaccination variations and mask requirements, another year of the online format may be the only solution. Over 1100 households logged in last year vs 300-400 people live in house for 2019 meeting. Participation is better and we can field more questions by email. They are read aloud for everyone to hear and then answered by Jay and/or the board members. We will decide on the format mid-September. We really want to figure out options to bring back the Community Fair. Options being considered are during the Fourth of July weekend and Labor Day weekend in September.

Old Business Items:

Atlantic Coast Pipeline Update

No new news. Recent FERC activity is being reviewed to see if it has any impact on WPOA. Cutting downed trees flat is scheduled for this Winter. First round of invasive control expected late Spring 2022.

Blue Ridge Parkway Exit Project

Our vendor, EA, is working with the National Park Service on the studies required for our project. Final approval or denial is likely 18+ months away. It will be Spring 2022 before one of the critical studies can be done.

Carbon Credits Update

Jay continues to assist Nelson County with identifying and correcting GIS errors within Wintergreen Master Plan. We are hoping to identify the proper boundary lines for Tax Map 11-A-2B. The subcontractor for the county (Timmons) is making progress on their end. The Nelson County Commissioner of Revenue has suggested she could have time to focus on this effort after the Lockn Festival.

Stoney Creek West Park Improvements update

Planning to complete the section that leads to Wood Nettle at the end of 2021 or early in 2022. Great progress has been made to surface treat the walkways in SC and this section will need the most work and expense.

Mountain Clubhouse Concept update/Tuckahoe Clubhouse Parcel/Land Planning

Jay has a working lease in the final stages and is working with the President and Executive Director of The Nature Foundation to put the finishing touches and monthly amount to the lease of space in their building for Mountain Clubhouse type use.

Tuckahoe Clubhouse Parcel – survey complete. Land planning to include the feasibility of additional parking, pool, tennis/pickleball to begin soon. Chestnut Springs Parcel is being surveyed to conduct a similar analysis

Renaissance Ridge Development Update

WPOA remains engaged with local and state officials, the developer, and those against the project. The project is still conceptual and additional details will be shared as they are available. The current owner of the property has made it clear they are going to sell the property for development regardless of the RR outcome. It will either be this group or some other group.

CLOSING COMMENTS:

Annual Meeting and Election - Saturday, November 6, 2021 9AM Streaming Live on the web site: www.wtgpoa.org

The next board of directors meeting and election of officers is scheduled for **November 6, 2021** immediately following the Annual Meeting.

Mr. Luessen adjourned the meeting at 11:37 AM.

Scheduled Meeting Dates:

November 6, 2021– Saturday 9 AM- Annual Meeting – election – two openings and one appointment at the Board Meeting following.