

WINTERGREEN PROPERTY OWNERS ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
February 10, 2023, COB 10:00 AM

MINUTES

Members Present:

Karen Asher-President
Robin Pullen
Bill Martin - Treasurer
Bill Gatewood-Secretary
Allen Bennett-Vice President
Myron Maslowsky
Jay Gamble
Mark Fischer*

*Telecommunicating by phone

WPOA Staff:

Jay Roberts- Executive Director
Theresa Harris

Property Owner Observing:

Lydia Tobitsch

CALL TO ORDER – 10:05 AM

President Asher called the meeting to order, welcoming Dr. Robin Pullen to her first meeting.

Review of Agenda and additions; Housekeeping Issues were reviewed, and a Homeowner Affairs Committee was added to the agenda.

MINUTES:

Approval of (2 sets) minutes -November 12, 2022, Annual meeting and Board of Directors meeting

Motion to accept: Myron Maslowsky

Second – Bill Martin

Carried

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

2022 Budgeted Income and Expenses show a balanced budget for 2022. These are (booked income) numbers and actual expenses, resulting in a net of \$23,154.

Actual Cash balance on 12/31/2022 was \$5262.80. (Cash in/Cash out).

\$146,923.72 was reimbursed to the WPOA Operating Account (General Fund), from the Capital & Equipment Reserve for the purchase of a tractor (\$115,198.20), and ACP Settlement funds for expenses incurred in 2022 were also transferred to Operating (\$31,725.52).

We were able to Fund the Capital & Equipment Account with an additional \$220,000.00 as a result of additional income. (Disclosure packets & the Amenity Fees drove this)

Payroll quarterly reports for 2022 and other year-end payroll work has been completed.

2022 has been closed and our Accountant is working on our Financial Statements/Audit for Year End. We are on track for timely completion.

Annual Assessment Due Date - February 1, 2023 – Annual Assessments are still coming in with the 2/1 postmark (mail is extremely slow). ZEGO-payments of annual assessments through our web site is gaining interest and sign ups increased again this year. Late notices will be sent beginning the formal collection process.

Disclosure packets have slowed down, there was an after Christmas/New Year bump in requests which is normal.

The January 2023 Assessment Income (5% Increase) booked was \$6,995,622. January expenses were on track and there were no large snow events.

The year-end operating Budget Summary is in your handout.

Jay: The Covenants establish Late Payment Penalty of 15%.

RESORT UPDATE: Mark Fischer & Jay Gamble

Mark noted the snow removal savings (no snow in January) for WPOA is bad for the Resort. Some cold fronts just before the past few weekends have helped keep skiing going. Jay reported La Nina year is bad for ski, warm weather more rain than snow. This Saturday, 11th and next weekend (Presidents Day Holiday) are sold out. Demand is strong if the weather would stay cold. Of 26 slopes the most opened were 17. 15 has been the normal number of slopes open. 90% use on 70% of slopes.

Mark noted some good news, more staffing interest has enabled reopening of the Copper Mine and Ski School has been able to take on more students. Devils Grill is slated to open for lunch every day soon. Jay noted, with \$250K in renovations the Stoney Creek Restaurant will have a new tenant, Iron and Ale. Anticipated opening May 2023.

Mark reported last years strong Group business really helped the bottom line. The 2023 group business is more normal and the individual business still behind.

Mark warned the survey may give artificial interest. Tennis received 1 million dollars in improvements to pickleball and tennis facilities for perceived interest. There has been zero increase in use.

Jay reported the new Tennis concept this year is a top-level name recognition tennis camp from 6/13 to 8/17/2023. These are kids planning on turning pro by 15-16 years old.

There are 700 employees now at peak season with 224 of those International. Jay is seeing more local interest in the Resort jobs, which is good.

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

- Properties continue to change hands, however, at a much slower pace than experienced in 2020-2022.

ARB REPORT
2/07/2023

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

Mountain 11
Valley 19
TOTAL 30

Additions and Alterations

Mountain 35
Valley 10
TOTAL 45

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

Mountain 11
Valley 5
TOTAL 16

Active projects of all types being monitored by ARB

Mountain 57
Valley 34
TOTAL 91

- **The Nelson County Service Authority (NCSA)** sewer treatment project near the gatehouse (Headwaters Lane) continues with very little impact. I am evaluating a proposal to plant additional screening along Wintergreen Drive to try and limit the unsightly view of the wastewater holding tank. The road shoulder is very narrow in a portion of roadway, making a complete screening solution unlikely. We hope to limit the unsightly view. The NCSA manhole project will resume in the Spring. Negative impacts should be limited.
- **Blue Ridge Parkway Exit** – The environmental consulting (EA) company is moving slowly ahead with the required environmental and archeological studies. We remain a long way away from any project approval. Given the uncertainty and the expense, we are considering all reasonable options including a “Special Use Permit” for emergency use only.
- **Renaissance Ridge** project continues forward at a slow pace. WPOA has reminded the development group the importance of passing along information about this project so WPOA can share it with the community. WPOA has made requests to participate in the drafting of the Covenants for this development.

Tuckahoe Hardscape project is expected to begin in the next few weeks with the goal of being complete by the end of April.

COVID 19 Operational Update:

- Covid related illness continues to provide some disruption in our workforce, however, the challenges are manageable.

Roads, Facilities, and Open Space:

- Chip seal/surface treatment for 2023 is being finalized.
- Asphalt projects in 2023 focused on fixing a few secondary roads in very poor condition. Cedar Drive is on the list, requiring some tree removal, adding road shoulder and a layer of asphalt to fix failure spots and help provide structure. Once fixed, this road will go back into the normal chip/seal rotation for side streets. Rodes Farm Drive is also being considered.
- Annual road surface line painting is being scheduled.
- Connecting a gravel walking trail between Lake Monocan, Trout Pond & Sawmill is underway. Identifying and costing out other sections of the original valley path network will be an ongoing project.
- Snow Removal YTD has included mostly nuisance events. Winter is far from over, some of our biggest snowstorms have occurred in March.
- Department of Conservation Resources (DCR) & Department of Environmental Quality (DEQ) have increased dam reporting requirements. New regulations resulted in \$70,000 in engineering related expenses to certify 2 Stoney Creek (SC) ponds. Black Walnut and Lost Pond will be done this year. We anticipate all of the SC ponds will require engineering review going forward and we will complete this work as required.

Update from Chief Curtis Sheets: Fire & Rescue

- In 2022 the Wintergreen P O Volunteer Rescue Squad (WRS) answered 932 calls. The Wintergreen Volunteer Fire Department (WFD) answered 380. Total of 1312
- Of the 932 WRS calls 148 were Resort guests, 239 were property owners, 453 were Nelson County, and 92 were “others”. Keep in mind that if a property owner gets hurt at Bold Rock, that’s going to show up as a Nelson call.
- In addition to the calls above, our Nelson County Emergency Services (NEMS) component answered 2,104 calls.
- Grand Total – 3,416 emergency incidents. 9.36 averaged per day.
- We did not receive any new rolling stock in 2022 due to supply chain interruptions. This resulted in approximately 90k being spent on vehicle repairs. 90K is up roughly 50% from what is customary. We anticipate receiving 1 new WRS ambulance, 1 new NEMS ambulance, and 1 new WFD pumper in the third quarter of the year.
- Volunteer levels are dangerously low. On the RS side we struggle to fill the schedule. We have 26 active volunteers when we need approximately 40. On the FD side our numbers are so low that we struggle to maintain viability as a 501-c3. There are currently only 4 active volunteers. Expect to see a strong push for new volunteers in the community. Low volunteer turnouts force us to place more career personnel on calls. We have hired a professional grant-writing firm

which specializes in federal SAFER grants. SAFER stands for “Staffing For Adequate Fire and Emergency Response”. SAFER is a FEMA program.

• To maintain competitiveness with new part-time rates recently released by Augusta County we have adjusted our part-time rates by approximately 10%. They are as follows:

Basic \$18

Advanced \$19

Paramedic \$21

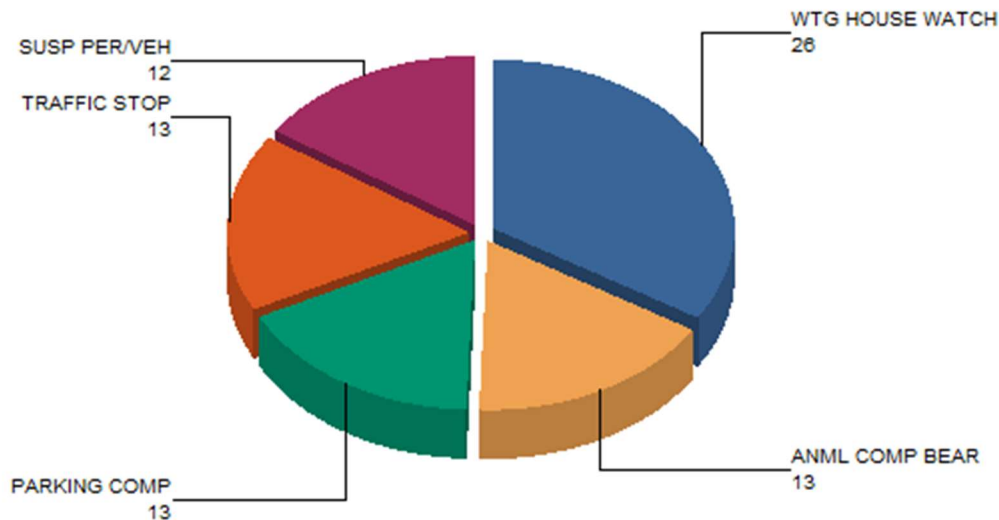
Active Flight Medic \$23

• Amherst Public Safety just changed their schedule model from 24/48 (2920 annual hours) to 24/72 (2190 annual hours). This means they need to increase their staffing numbers by 33%. They did not reduce their annual pay rates. They’re actively recruiting from our staff. So far, we have had one resignation. We are currently advertising, however, have not yet received any applicants. The opening is on Captain Jeremiah Fish’s shift, which is well positioned to carry the load. We currently require 2,704 hours annually. The employee who departed was able to hold his pay level and work 514 fewer hours per year. He will remain part-time with us.

Update from Police Chief Dennis Russell:

Bullet Points Wintergreen Police February 2023

Top 5 Calls for Service



- Bear activity has increased. Working with various property managers and the Resort to crack down and eliminate trash attractants.
- Deer depopulation Program (DePop) has culled 71 deer this season. Our permit is for 100.
- Received and deployed a new RADAR trailer.

- One cadet in the Academy. Assuming successful completion, we still have 1 police vacancy and 1 dispatch vacancy.
- Ordered two BolaWraps. We will have 100% deployment in the field. WRAP | Safer Policing Outcomes | BolaWrap® & Wrap Reality™

New Business:

- **Yearly Reserve Study** analysis completed and presented to the Executive Committee for review. Reserves are adequate for current and future anticipated needs. Reserves are reviewed during the budget process yearly.
- **Dark Sky Initiative** group discussion – Owner request that WPOA consider lighting restrictions or encouraging owners to reduce unnecessary light on individual properties. WPOA legal authority to enforce lighting requirements is limited, however, WPOA could have a positive impact simply educating owners about the benefits of reducing light within our community. Topic was discussed with education being the route to take.

Old Business Items:

- **Land Planning Update** Land planning concepts are complete for Rodes Farm, Tuckahoe Clubhouse and Chestnut Springs. Survey results will need to be reviewed with consideration given to the options available, costs, community support or lack of support, need, etc. Quotes are being collected to help with the budgeting should we elect to improve current amenities, etc.
- **Survey Results** We have approximately 1,000 pages of survey data. Much of this data has been shared with the WPOA Board and reviewed by senior staff. A small working group was formed to try and work through the data and come up with a plan on how best to present the findings to the community. Zogby is working on additional graphical representations of the results to help facilitate understanding. The survey produced over 4,000 individual written comments. These comments are being reviewed and organized to determine how best to present this information. Current assumption is that the comments can be organized by topic and “weighted” based on # of comments per topic. The amount of data is a bit overwhelming and will take some time to work through. Summarizing the responses graphically and providing these to the community could be complete by the end of February. Summarizing the individual comments is likely to take 1-2 months longer. – Discussion required. ** Also of note – many of the comments were resort operations related and had no connection with WPOA operations. This was not unexpected, and these comments will be separated and shared with the Resort.

NEW BUSINESS:

Reserve Study Review

WPOA is a non-stock hybrid HOA company. Our reserve study is less complex than that of a Condo type association. Most WPOA maintenance work can be done in-house on already established facilities and larger expenses are covered in the annual budgets. Some exceptions are covered in Reserve for Capital funds. Wintergreen Drive Asphalt Roads and Guardrails are paid from a separate reserve that is funded annually. At this point Rodes Farm and Chestnut Springs facilities and pools need maintenance and we have reserve funds to cover limited expansions of the pools and decking.

Appointment of Jim McCaffery to WPOA BOD for “one year” term

Motion by Myron Maslowsky to appoint Jim McCaffery to a “one-year” term ending in November 2023.

Second - Allen Bennett

Carried

Dark Sky Initiative:

An email was read from a property owner regarding light complaints. Guidelines established last summer regarding “behavior” could be used in this case. The Covenants only speak to lighting in two places limiting WPOA enforcement/oversight.

Jay noted that dark skies help views, but we can only “ask” people to be aware of their lighting (especially when they are not here). We can educate the owners regarding the direction of lighting and timers.

Jay reminded the board that the Architectural Review Board (ARB) has limited “authority” to act in a compliance capacity on this topic. They can assist by limited exterior lighting on projects going forward.

2023 Nominating Committee:

Karen Asher and Bill Martin will serve on the Nominating Committee.

Homeowners Affairs Committee:

The concept of establishing a Homeowners Affairs Committee to deal with issues that come before Jay was proposed and Allen Bennett will take the lead.

OLD BUSINESS:

Property Owner Survey Results:

Mrs. Asher and Jay lead a lengthy discussion of the survey results. 1460 households comprised of 1700 individuals replied to the homeowner survey. 1400 pages are being boiled down to useful data. Of 4000 comments approximately 50% were not WPOA but related to the Resort. These have been shared with the Resort.

Once the data is analyzed by the committee, it will be shared with the owners. Owners may come to the office to see the “large” books of comments and all of the data received.

Mr. McCaffery serve with the executive committee in analyzing the data.

Land Planning Update –

See Executive Director report regarding concept drawings of Rodes Farm, Chestnut Springs, and Tuckahoe Clubhouse. These concepts address parking at pools, pools, pool decking areas, etc. The work could begin in the Fall. The hardscape at Tuckahoe is scheduled for early Spring/Summer.

CLOSING COMMENTS:

Owner/Concerns from attendees: None at this time.

Mrs. Asher adjourned the meeting at 12:05 PM

The next board of directors meeting is scheduled for
April 14, 2023 10AM Community Offices Building (COB)
June 9, 2023 10AM COB
August 4, 2023 10AM COB
November 11, 2023 Annual Meeting 9AM Skyline Pavilion