

WINTERGREEN PROPERTY OWNERS ASSOCIATION INC.  
BOARD OF DIRECTORS MEETING  
March 1, 2024, Community Offices Building 10:30 AM

**MINUTES**

Members Present:

Allen Bennett-President  
Robin Pullen  
Bill Martin - Treasurer  
Bill Gatewood-Secretary  
Jim McCaffery-Vice President  
Myron Maslowsky  
Houston Sorenson  
Jay Gamble  
Mark Fischer\*

\*Telecommunicating by phone

WPOA Staff:

Jay Roberts- Executive Director  
Theresa Harris  
Mitchell Barker

Property Owner(s) Observing: Lydia Tobitsch

**CALL TO ORDER** – 10:32 AM

President Bennett called the meeting to order. Introduction and Opening Remarks.

Review of Agenda and call for additions – Allen Bennett

**MINUTES:**

Approval of November 11, 2024, Board of Directors meeting and November 11, 2024 Annual Meeting

Motion to accept 2 sets of November Minutes  
with correction of location-Skyline Pavilion: Allen Bennett

Second: Myron Maslowsky

Carried

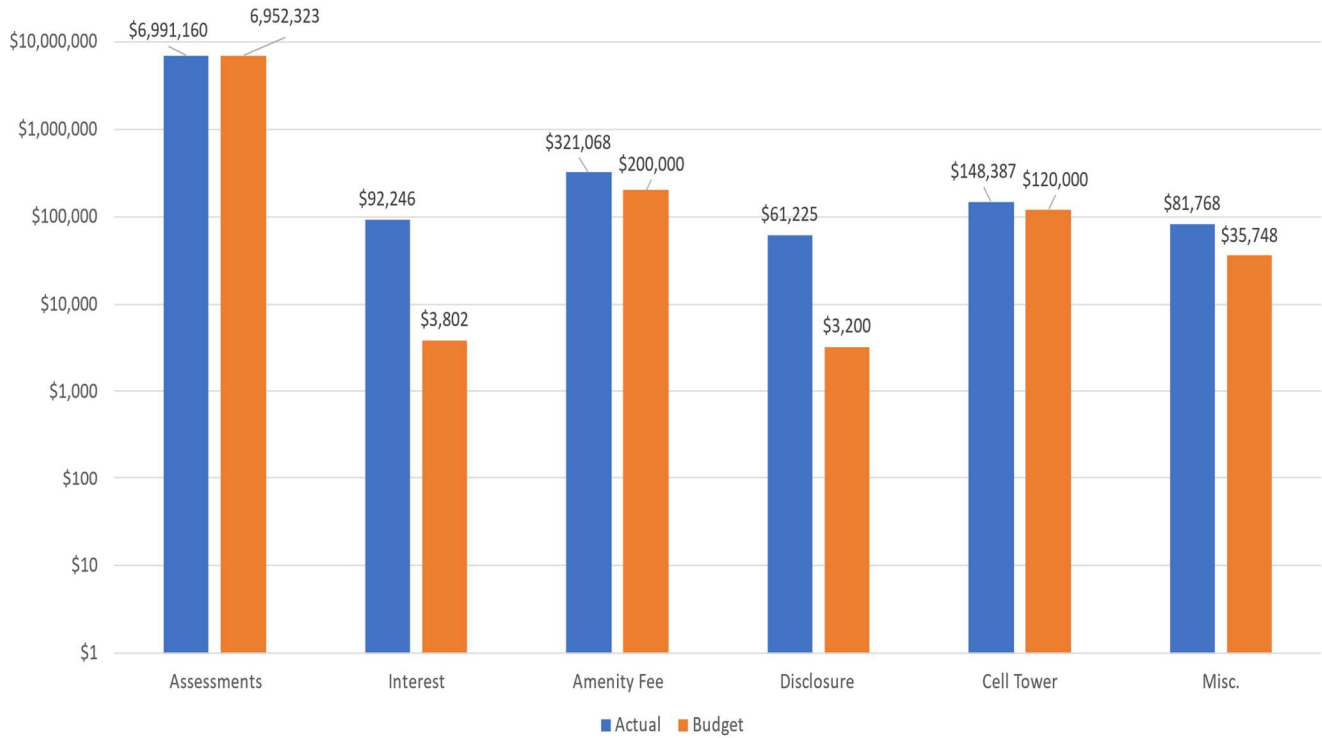
**Treasurer’s Report: Bill Martin**

**Meeting: March 1, 2024**

**2023 Income exceeded Forecast: Actual: 7,695,856\***

**Budget: 7,315,071**

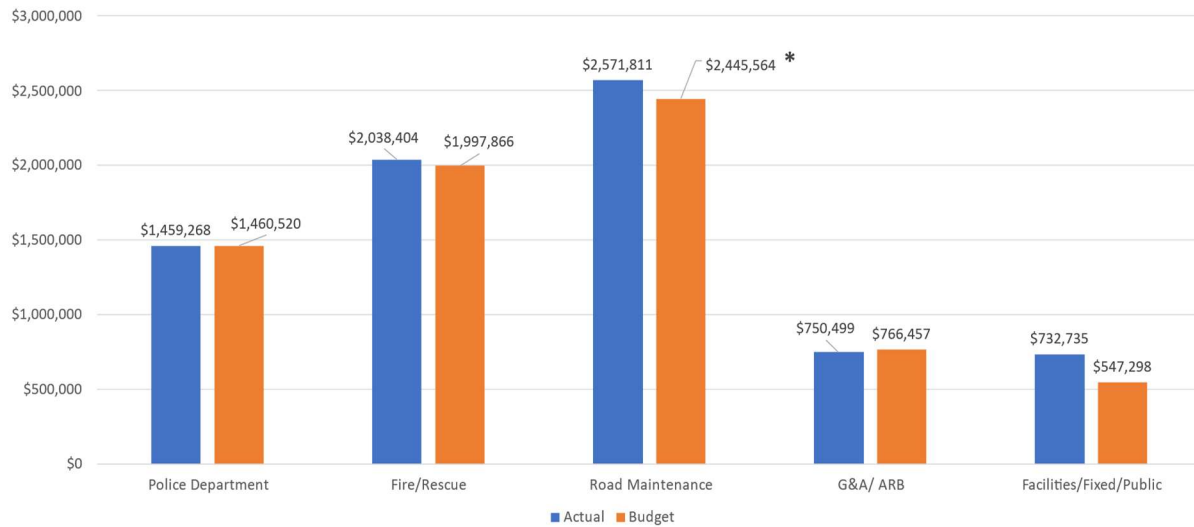
December 2023 Income Actual/Budget



**2023 Expenses on Forecast: Actual: 7,920,649\***

**Budget: 7,315,020**

December 2023 Expense Actual/Budget



\* 204K was added from Asphalt Reserve Account

INCOME of Note: Treasurer- Bill Martin December 2023

Assessments: We **booked** \$6,991 Million vs. budget of \$6,952 for 2023.

Interest Income: Interest has been excellent with the mix of CD's and Sweep Accounts. \$92K 2,426% over budget.

Amenity Fee: Met expectations **Booked** \$321K, our budget is conservative as we never know what Mother Nature has in store for us.

Re-Sale (Disclosure): Packet requests have slacked off some, packets been updated as of July 1, including new requirements from the Department of Professional Occupational Regulations (DPOR). Year-end booked revenue was \$61K.

Cell Tower Income: Also exceeded budget \$148K year-end vs. \$120K budget.

Miscellaneous Income: i.e. PO Boxes, Late Fees. Developer Fees met or exceeded the budget. Stone Orchard development is almost complete \$21K in developer fees for 2023. This has provided additional developer fees the last couple of years.

EXPENSES of Note:

Police Department: Has savings in the Salary/Benefit Line Items due to a shortage in staffing.

Fire & Rescue: Over budget by \$40K, again due to staffing shortages. Need ambulance drivers.

Roads and Maintenance: Looks over budget for asphaltting Cedar Drive and Timber Camp, but the entire expense of \$204K was refunded to operating by the Asphalt/Road Reserve.

G&A/ARB: Ended the year Under budget.

Facilities/Fixed/Public: Overage is being driven by the new State Dam regulations. We have applied for a grant to reduce this expense by 50%. 2023 Annual Assessment collection process is complete, 98% collected and 2024 Annual Assessments collections are consistent with previous years. Approximately 90% collected by the due date of February 1, 2024.

## STRATEGIC INITIATIVE REPORTS & DISCUSSION- Jim McCaffery

**24/72 Challenge** – Bill Gatewood discussed the initial meeting on February 9, 2024. The meeting was informative regarding a very complicated issue involving shift changes to Wintergreen Fire & Rescue employees scheduling. 24/72 is on the table along with the issue of continuing to fund “skip shifts”. The first meeting was to identify the issues, financing, and options. Examples of complexity: Amherst County is hiring medics 24/72. The Richmond/Henrico area does not like 24/72 and uses a totally different, much more complicated way of scheduling. All in all a new 24/72 shift of 6 people could cost \$500K annually. Bill Martin noted the following; Thankfully Wintergreen Volunteers are a critical component and continue to step up and allow WPOA to work on keeping assessment increases as low as possible.

**Emergency Exit** – Bill Martin and group met 2/14/2024, Bill noted that for years WPOA has been told it would “Take an act of Congress” to exit on to the Blue Ridge Parkway in time of emergency such as a Forest Fire. History; as far back as 1989 when L. F. Payne, Jr. (Prior Wintergreen Developer-President) was a member of Congress, requests were made to the Park Service for access. We have been informed by Congressman Bob Good a bill would be presented this year. There is only one way off the Mountain should Wintergreen Drive become blocked. At times there are thousands of visitors at the Resort. There are ways to “publicize” but what we would rather take action. Our plans have been building

an Equipment/Fire building but at this point Jay wants to proceed with land clearing (permits obtained from Augusta County) for our side with grading/culvert and base work.

Houston Sorenson moved to proceed with the “base” work exit plan at this time.

Seconded: Robin Pullen

Carried

### **Potential Pool Projects & Communications – TBD**

### **Board of Supervisors Relationships – Allen Bennett**

Allen plans to meet with Nelson County Board of Supervisor-Central District Representative, Ernie Reed and County Administrator Candy McGarry in April. On March 20, 2024, Augusta County Supervisor Carolyn Bragg will meet with Augusta County property owners at the Trillium House.

### **Owner Engagements – TBD**

**Risk Management** – This group will meet late April/early May.

### **RESORT UPDATE: Mark Fischer & Jay Gamble**

Jay Gamble reported that this week has had some of the best cold temperatures and snowmaking nights of the ski season. Wintergreen Resort is hosting Southern Alpine Racing Association this weekend with over 100 racers expected (SARA) Championships. Weather permitting, the Resort is hoping to stay open for skiing and tubing through 3/10/2024.

Season passes for 2024-25 go on sale March 4, 2024. The Member Season Pass price has been reduced to match the public’s ski pass pricing. Members should purchase their ski passes at the 7/1/2024 annual renewal. Allen noted the Ski Newsletters have been exciting for Skiers. He’s ready for Golf news!

Iron and Ale business has been good but staffing issues have kept them from going to 7 days a week as planned. The new Devils Grill menu is almost finalized and will be presented very soon.

### **Executive Director Jay Roberts gave his Report.**

- Properties continue to change hands.
  - YTD 2024 – 24 transactions
  - Same period 2023 – 36 transactions (12 more)
  - Total transactions in 2023 = approx. 282
  - Recent disclosure requests (36) suggest slight uptick...

- The Nelson County Service Authority sewer treatment project near the gatehouse (Headwaters Lane) continues with very little impact. This project is expected to finish Summer 2024.
- The Renaissance Ridge project is on hold pending a legal challenge over easement rights. Ruling expected any day, appeal likely.
- Blink Electric Vehicle Charging Station expected to be installed Spring 2024 near the Mtn Mail Center nearing completion. Resort Update should provide more details. The Resort is in charge regarding the relationship with Blink.

WPOA provides the meter base and land work. The land belongs to the Resort. Level 2 charger and a place for 2 cars to start.

- WPOA assessment collections consistent with previous years. Approximately 181 outstanding with approximately 40 of these already in collections from previous years.

### **Architectural Review Board Report**

- New Construction (in various stages from preliminary review to almost completed)
  - Mountain 14
  - Valley 25
  - TOTAL 39 (up slightly)
- Additions and Alterations
  - Mountain 38
  - Valley 23
  - TOTAL 61 (up slightly)
- Maintenance (includes painting, reroofing, deck repairs, etc.)
  - Mountain 26
  - Valley 11
  - TOTAL 37 (up slightly)
- Active projects of all types being monitored by ARB
  - Mountain 78
  - Valley 59
  - TOTAL 137 (up from 118 reported in August 2023)

### **Roads, Facilities, and Open Space:**

- While we have not had a lot of accumulating snow, little events are adding up.
- Roadway surface treatment (chip seal) work for 2024 is being reviewed, schedule and streets on the list will be shared in the coming months. Once begun, this activity usually lasts 2-3 weeks.
- Hurt and Proffitt- emergency plan, dam break inundation study, and inspection of Black Walnut & Lost Pond for (DCR) Department of Conservation and Recreation is ongoing.

- Ditch work, right of way cutting with flail & boom mower, & leaf blowing continues year-round.
- Grass cutting season is rapidly approaching.
- Landscape crew is doing Winter cleanup in anticipation of Spring mulch application.

#### **Update from Chief Curtis Sheets - Fire & Rescue:**

- We have open positions on A and B shifts, as well as one person on medical leave on C shift. Currently, we don't have any applicants for A-C shift positions.
- We currently have two open positions at (NEMS) Nelson County Emergency Services. We have interviewed 6 applicants and have made full-time offers to two, as well as part-time offers to 3. The 6th interviewed well, however did not pass the background check. We will need 4 new providers for NEMS on July 1.
- We have one employee out on parental leave. Congratulations to the Bean Family!
- Deputy Chief Riddle and Chief Sheets will be attending an EMS expo next weekend which is being hosted by the Central Shenandoah and Thomas Jefferson EMS Councils. Wintergreen Fire & Rescue is a paid sponsor of this event which allows us to participate in a 2-hour "hiring fest" event. This is the first time we have done this, more to follow...
- Our new fire engine is finally in production after waiting nearly 3 years. We anticipate arrival in April. The 1996 engine it replaces will be sold using an equipment broker. The cost of the engine is 695k. If we would like to order another engine today, the current price is 860k. We will wait. Financing for the fire engine is provided by Nelson County with an interest rate of 0%.
- Volunteerism within Wintergreen Rescue is making a nice comeback. The new volunteers are getting released quickly, and new volunteers are still coming in.
- Volunteerism within the Fire Department remains somewhat dire.
- We were notified a few weeks ago that the Insurance Safety Office will be inspecting Wintergreen Fire Department over the coming months. This review happens every 10 years and the results of the review determine what owners pay for fire insurance. We will likely experience a downgrade. We will most likely run into two walls: First, the number of firefighters we can assemble on-scene within 9 minutes of the alarm no longer meets any professional standards. Second, water supply is the most heavily weighted area of the review, and I don't believe that Aqua will perform as well as Meadowbrook Associates.
- Due to changes in Federal Drug Administration and Virginia Board of Pharmacy regulations, local hospitals will stop supplying EMS agencies with drugs on November 1, 2024. These changes are raising operational & compliance concerns with EMS agencies across the Commonwealth. We're participating in the highest-level workgroups possible to get the best information we can. More to follow.
- Over the next few months, we will be replacing every mobile and every portable radio we own. This is a logistical challenge as every console on every firetruck and every ambulance will need to be disassembled and then reassembled. The cost of our equipment, not including the installation, is roughly \$360,000. Nelson County covers 100% of this expense.
- Our Community Paramedicine program is going very well. We are currently working with clients throughout the County, including two Wintergreen owners.

#### **Update from Police Chief Dennis Russell:**

- L3Harris radios are programmed and being field tested. These multi-band handhelds connect us with Nelson County Sheriff's Office, Augusta County Sherifs Office and soon the Virginia State Police.
- Reaccreditation complete. Some hiccups that were opportunities to learn. Award ceremonies are in June and will be our Fifth Accreditation. Great effort by all.
- LODD (line of duty death) benefits. House carved us out of the Bill. Possible chance of recovery if it goes to Conference. Great groundswell from the community supporting us.
- DPOP (Deer population control) is suspended until Fall, over 50 deer harvested for Hunters for the Hungry.
- Top five calls for service for January: Traffic Stops: 45, House Watch: 43, Assist Motorist: 13, Alarm Activations: 12, Assist Citizen: 10 and Road Hazard: 10.
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**Director Roberts at New Business:**

- Blackrock Park ribbon cutting – **2pm Friday, May 3, 2024.**
- Cedar Meadow to Stone Orchard – potential trail addition

**Director Roberts at Old Business Items:**

- 2024 Welcome to Wintergreen flyers & Bear Wise magnets – complete.
- Founders Vision Overlook Deed of Gift

**Mr. Fischer left the meeting.**

**New Business Item:**

**Blackrock Park & Plunge Trail (Ribbon Cutting 5/3/2024)** – Jay Roberts  
At **2PM, Friday, May 3, 2024**, Mrs. Dunlop, The Nature Foundation, Creation Appreciation, Board Members, and members of the community will be invited to attend the Ribbon Cutting.

**Cedar Meadow to Stone Orchard connector trail** – Jay Roberts presented a plan to connect Cedar Meadow to SO which will connect the Nellysford area of trails to the Farmers Market, Iron & Ale, and Tuckahoe Clubhouse into the trail loop. The Wintergreen Community Foundation will be asked to share expenses.

Bill Martin motioned to move forward with the trail connector between Cedar Meadow and Stone Orchard.

Second: Jay Gamble  
Carried

**Old Business Items:**

**Community Standards Flyer:** 2024 Owner/Guest Flyers – Complete – Jay Roberts  
Magnets regarding Being Bear Wise are being distributed. Focus on Short Term Rental Homes.

**Founders Vision/Wintergreen Overlook return to WPOA-Jim McCaffery:**

In 1997 a 16-acre parcel known as the Wintergreen Overlook Area (now Founder’s Vision Overlook) was given to The Nature Foundation at Wintergreen by a vote of the WPOA owners for the construction of a Nature building/offices. This turned out to be not needed when the Trillium House became available for purchase by The Wintergreen Nature Foundation. TWNF built the Founders Vision structure and plantings were done to honor Don Faulkner, Wintergreen’s original visionary. A Memo of Understanding regarding the FV Structure plus a Deed returning the lot to WPOA was approved by The Nature Foundation on 2/24/2024.

Bill Martin moved to accept the return to WPOA of the Land Known as the Wintergreen Overlook/Founders’ Vision Overlook and approve the Memo of Understanding.

Second: Bill Gatewood  
Carried

**Introduce WPOA Deputy Director of Infrastructure – Mitchell Barker**

Mr. Barker started his career at Wintergreen 31 years ago with Resort Services. He began with WPOA in 2017. His duties as Deputy Director of Infrastructure include all road paving, chip sealing, maintenance/landscaping/road structure, and drainage among many other items. Buildings, Equipment, Ponds, and pool maintenance are also under his supervision. He also serves as liaison/board advisor for ARB.

He credits the loyal WPOA Road Maintenance staff for their dedication and hard work making his job enjoyable. Last Saturday 2/24/24 we had 7-minute Blizzard. Within 30 minutes, 9 of 14 staff members were on duty and ready to tackle the roads.

**Comments/Questions from any attending owners: None currently.**

**Nominating Committee will remain the Executive Committee – No 2024 BOD Election**

**Board Meetings 10:30 AM Community Offices Building**

April 12, 2024

June 7, 2024

August 2, 2024 (Budget)

November 9, 2024 Annual Meeting/Board Meeting-Organizational

Mr. Bennett called for adjournment of the meeting at 11:53 AM.

Mr. Gatewood moved to adjourn the meeting.

Second: Myron. Maslowsky - Carried