

Wintergreen Property Owners Association, Inc.

November 7, 2020

Annual Meeting Minutes

1. President Larry Luessen called the annual meeting to order at 9:00 AM via Live Stream (COVID-19 Pandemic) on the WPOA web site: [www.wtgpoa.org](http://www.wtgpoa.org) (copy stored online)
  2. Mr. Luessen introduced the current Board of Directors: Karen Asher, Tom Steele, Joe Ely, Bill Gatewood, John Coy, and Jim Wright. Wintergreen Resort Appointees Rod Kessler and Mark Fischer. He thanked the directors for their service.
  3. Mr. Luessen, Nominating Chair, reported there are no directors with expiring terms in 2020. In 2021 there will be three open slots to fill by the normal election process
  3. Mr. Luessen reviewed the meeting agenda, the business meeting will be adjourned and after a brief intermission, various Community Groups will stream their presentations. These will include WP LLC (The Resort), the Friends of Wintergreen (Atlantic Coast Pipeline- Issue), The Nature Foundation at Wintergreen, and Wintergreen Performing Arts.
  4. Treasurer, John Coy gave the 2020 approved and 2021 proposed budget presentation. The financial condition of WPOA is sound. The 2020 expense budget was \$6,755,266.00. Mr. Coy reviewed income and expenses by department. As reported at the past meetings, culvert replacement will be an ongoing occurrence for many years to come. We anticipate asphalt road repaving including Wintergreen Drive in the Spring of 2021, funds have been reserved for this expense. Our 2021 proposed expense budget of \$6,717,357.00 funds the Road reserve accounts as well as our Capital equipment reserve account. The 2019 audited Financial Reports are posted to the WPOA web site. [www.wtgpoa.org](http://www.wtgpoa.org)
- A Balanced 2021 budget was presented with \$6,717,413.00 projected revenue. A 2% increase in the annual assessment rate for 2021 was approved by the WPOA Board of Directors.
- Mr. Luessen thanked the membership for their support as we move into the New Year after facing such a challenging 2020.
5. Jay Roberts, Executive Director, welcomed the membership, this being his fifth WPOA meeting. Jay covered the following categories: Recognition of owners, Common areas and facilities, Infrastructure, Public safety, Environmental concerns, Motorcycles, Firefly, "Focus on Tomorrow", and Next Chapter. Please visit: [www.wtgpoa.org](http://www.wtgpoa.org) to view the annual meeting in it's entirety. Mr. Roberts reported posting operational updates to our website on a frequent basis. With the COVID-19 virus issues, updates were done weekly during the summer of 2020.

Jay invited the membership to view our website. [www.wtgpoa.org](http://www.wtgpoa.org). He also advised the owners to keep their **email address current with WPOA** for important updates and emergency alerts from the Alert Wintergreen System. Send email updates to: [admin@wtgpoa.org](mailto:admin@wtgpoa.org)

Highlights and operational updates will continue to be published and posted to the WPOA web site.

7. Chief Curtis Sheets gave the Fire and Rescue report on their many activities this past year and ongoing. The Fire and Rescue Department also has a web site [www.fireresq.org](http://www.fireresq.org). Please remember them in your annual giving.

8. Chief Dennis Russell gave the Wintergreen Police Department report. Chief Russell reviewed new initiatives, crime statistics and other police department updates. The WPD web site is: [www.wintergreenpolice.org](http://www.wintergreenpolice.org).

9. President Luessen reviewed prior presented question and answer session and reminded the membership to call the WPOA office with any questions/concerns M-F 8-4.

10. The meeting was adjourned by Mr. Luessen. The community presentations were streamed following the annual meeting.

This meeting was broad cast live on the WPOA web site and is also available for viewing on the WPOA web site: [www.wtgpoa.org](http://www.wtgpoa.org)

The proposed 2021 annual meeting will be held **November 6, 2021** in the Skyline Pavilion Conference Center at 9:00 A.M.

The board of directors held its regular meeting to elect new officers immediately following the annual business meeting.