

Wintergreen Property Owners Association, Inc.

November 10, 2018

Annual Meeting Minutes

1. President John Coy called the annual meeting to order at 9:00 AM in the Skyline Pavilion Conference Center at Wintergreen Resort, VA.

2. Mr. Coy introduced the current Board of Directors: Karen Asher, John Claman, Ron Duddleston, Joe Ely, Larry Luessen, and Jim Wright. Wintergreen Resort Appointees Rod Kessler and Mark Fischer. He thanked the directors for their service.

2. Mr. Duddleston introduced six candidates running for the two open BOD positions.

3. Mr. Coy review the agenda, the business meeting will be adjourned and after a brief intermission, various Community Groups will make 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. Other community groups were represented at the morning Community Fair.

4. Ron Duddleston, WPOA Treasurer, reported on the 2018 approved and 2019 proposed budget. The financial condition of WPOA is sound. The 2018 expense budget was \$6,567,702. Mr. Duddleston reviewed the income and expenses by department. As reported at the past meetings, culvert replacement will be an ongoing occurrence for many years to come. Additional funds have added to the 2018 culvert budget line. We anticipate asphalt road repaving in the 2020-2022-time frame, funds are being reserved for this expense. Our 2019 budget funds the Road reserve accounts as well as our Capital equipment reserve account.

A Balanced 2019 budget was presented with \$6,710,986 projected expenses. A 2% increase in the annual assessment rate for 2019.

Mr. Duddleston thanked the membership for their support as we move into the New Year. Mr. Duddleston's report is included in the January 2019 WPOA newsletter, [www.wtgpoa.org](http://www.wtgpoa.org).

5. Jay Roberts, Executive Director, welcomed the membership, this being his third WPOA meeting, Jay was hired in October 2016 to fill Russell Otis' position upon Russell's retirement December 31, 2016.

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. See this report in its entirety in the January 2019 WPOA Newsletter. [www.wtgpoa.org](http://www.wtgpoa.org)

Additional ACP information will be covered later in this presentation and on the WPOA web site also the Friend of Wintergreen's web site.

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: [wpoa@aol.com](mailto:wpoa@aol.com)

Jay's speech will be published in its entirety in the January 2019 WPOA Newsletter and on the web site along with the ACP updates and time lines.

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 his first Wintergreen Police Department report. Chief Russell reviewed new initiatives, crime statistics and other police department updates. Their web site is: [www.wintergreenpolice.org](http://www.wintergreenpolice.org).

9. Jay Roberts, Executive Director gave the Atlantic Coast Pipeline (ACP) update.

10. President Coy opened the floor to a question and answer session.

11. President Coy announced the election results. Mr. Joe Ely (I) and Mr. Thomas Steele were re-elected to four-year terms.

12. The meeting was adjourned by Mr. Coy. The community presentations followed.

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 2019 annual meeting will be held **November 9, 2019** 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.