

Wintergreen Property Owners Association, Inc.

November 6, 2021 Live Streamed 9AM and Recorded

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 (copy stored online)
2. Mr. Luessen introduced the current Board of Directors: Karen Asher, Tom Steele, Bill Martin, Bill Gatewood, John Coy, and Jim Wright. Wintergreen Resort Appointees Jay Gamble and Mark Fischer. He thanked the directors for their service.
3. Mr. Coy, Nominating Chair, reported there are two directors being elected today from three candidates. He thanked the candidates.
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. The Resort will live stream just after the WPOA portion is adjourned. With new Resort Manager Jay Gamble and Mark Fischer. These will include the Friends of Wintergreen, The Nature Foundation at Wintergreen, and Wintergreen Performing Arts.
4. Treasurer, Thomas Steele gave the 2021 approved and 2022 proposed budget presentation. The financial condition of WPOA is sound. The 2021 expense budget was \$6,717,357.00. Mr. Steele 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 completed extensive asphalt road repaving including Wintergreen Drive, Laurel Springs Drive, Fortunes Ridge Drive, Tuckahoe Clubhouse, Station I & II, and Devils Knob Loop, in the Spring/Summer of 2021, funds had been reserved for this expense. Our 2022 approved expense budget of \$6,911,337.00 funds the Road reserve account as well as our Capital & Equipment reserve account. The 2019 audited Financial Reports are posted to the WPOA web site. www.wtgpoa.org

A Balanced 2022 budget was presented with \$6,911,337.00 projected expenses with \$6,911,579.00 projected revenue. A 3% increase in the annual assessment rate for 2022 was approved by the WPOA Board of Directors on August 6, 2021. T

Mr. Luessen thanked the membership for their support as we move into the New Year after facing such a challenging 2021.

5. Jay Roberts, Executive Director, welcomed the membership, this being his sixth WPOA meeting. Jay covered the following categories: Recognition of owners, Common areas and facilities, Infrastructure, Public safety, and a focus on WPOA employees. Please visit: www.wtgpoa.org to view the annual meeting in its entirety. Mr. Roberts reported posting

operational updates to our website over 20 times in 2021. With the COVID-19 virus issues, updates were done weekly during the summer of 2021. A new WPOA main phone number was launched: 434-325-8500.

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

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. Mr. Roberts opened the incoming Questions and began the Q&A session. Q&A's will be posted to the web site.

10. Mr. Coy announced the two newly elected board members are: Allen Bennett and Myron Maslowsky.

11. The meeting was adjourned by Mr. Luessen at 10:49 AM. The Resort live stream with Jay Gamble and Mark Fischer began at 11:00 AM. The recorded community presentations were posted to the web site and may be viewed at leisure.

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

The proposed 2022 annual meeting will be held **November 12, 2022** 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. Separate minutes.