

Wintergreen Property Owners Association, Inc.

November 9, 2019

Annual Meeting Minutes

1. President Jim Wright called the annual meeting to order at 9:00 AM in the Skyline Pavilion Conference Center at Wintergreen Resort, VA.
2. Mr. Wright introduced the current Board of Directors: Karen Asher, Tom Steele, John Claman, Joe Ely, Larry Luessen, and Jim Wright. Wintergreen Resort Appointees Rod Kessler and Mark Fischer. He thanked the directors for their service.
2. Mr. Claman, Nominating Chair, introduced six candidates running for the two open Board of Directors positions.
3. Mr. Wright reviewed the meeting 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. Mr. Luessen, (Secretary, WPOA, gave the Treasurers report for Mr. Coy), reported on the 2019 approved and 2020 proposed budget. The financial condition of WPOA is sound. The 2019 expense budget was \$6,710,986. Mr. Luessen 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 in the 2020-2022-time frame, funds are being reserved for this expense. Our 2020 budget funds the Road reserve accounts as well as our Capital equipment reserve account. The 2018 audited Financial Reports were posted to the WPOA web site.  
[www.wtgpoa.org](http://www.wtgpoa.org)

A Balanced 2020 budget was presented with \$6,755,266 projected expenses. A 1% increase in the annual assessment rate for 2020 was approved by the WPOA Board of Directors.

Mr. Luessen thanked the membership for their support as we move into the New Year.

5. Jay Roberts, Executive Director, welcomed the membership, this being his fourth 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. Highlights of this report will be in the January 2020 WPOA Newsletter. Please visit: [www.wtgpoa.org](http://www.wtgpoa.org) to view the annual meeting in it's entirety.

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: [admin@wtgpoa.org](mailto:admin@wtgpoa.org)

Highlights and updates of Jay's speech will be published in the January 2020 WPOA Newsletter and on the web site along with the ACP updates.

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

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

11. John Claman announced the election results. Mr. Bill Gatewood was elected and the re-election of Mrs. Karen Asher, both to four-year terms. There is no annual election in 2020.

12. The meeting was adjourned by Mr. Wright. 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 2020 annual meeting will be held **November 7, 2020** 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.