

Wintergreen Property Owners Association Inc.

Minutes April 19, 2019 –1:30 PM Community Offices Building

Members Present:

Karen Asher
Joe Ely
Jim Wright
Larry Luessen
John Coy
Tom Steele
Rod Kessler

Telecommunicating

Mark Fischer

Not Present

John Claman

WPOA Staff

Jay Roberts
Theresa Harris

PO Observing

Bill Gatewood

1. The meeting was called to order at 1:31 PM by Jim Wright, President, WPOA.
 - a. Review Agenda-Approved

2. Larry Luessen moved to accept the minutes from the February 15, 2019 Meeting

Second: Joe Ely - Carried

3. John Coy gave the Treasurer's Report.

Our Accountant is working on the Audit for year-end 2018. The 2018 financials are much more "complicated" than prior years. Jay has been in close contact with their firm and the tax attorneys. Jay will report later.

The first quarter 2019 Budget ended with all line items within budget, even with the "surprise" 12" snow on March 22, 2019.

The 1st Quarter Amenity Fee was booked at \$136,885. This was \$17,505 more than last year's first quarter. (Annual AF Budget is \$250,000)

Fire and Rescue operational contributions have been made for 2019.

The 2019 Annual Assessment collection process is underway. We are starting with 116 outstanding accounts/owners. This is slightly higher than 2018. The owners that are still delinquent will receive letters, of the coming Memo of Liens, on May 1, 2019.

Summer paving and road work is beginning, and funds are budgeted.

We are moving our corporate banking needs from Wells Fargo to Union Bank and Trust (Atlantic Union Bank). After research and an excellent offer on interest and much lower checking fees, we are in the process of transferring our accounts to Union. This should be complete by the end of May.

4. Executive Directors Report – Jay Roberts

Today and tonight's weather forecast for severe storms and heavy rain could cause problems.

- Tree work and ditch work ongoing. Mowing began this week and will continue until late in the Fall. Heavy rain forecasted today could provide storm water challenges throughout the weekend and into next week.
- Winter/Spring Facility related projects include exterior work at Rodes Farm pool, plunge hiking trail, white fence SC entrance. Tuckahoe HVAC work, Tuckahoe parking lot lighting and SC entrance landscaping complete. SC entrance signage improvements in the works.
- Paving and surface treatment plans are being worked on for 2019. As previously indicated, we plan to complete approximately 30% of roads this year. An additional \$200K will be spent on asphalt overlay. Monocan Drive (from Napier Lane) to Rodes Valley and Shamokin Springs will receive pavement overlay. SC West to Black Walnut is being prepared for asphalt in 2019.
- ARB – Doreen Stapleton has taken Ed Gilliam's spot We are experience normal business levels and staff reorganization/job sharing is working out fine.
- Owner D-base should be up and running in the next week or two. Transition to office 365, Outlook and OneDrive (cloud) for file storage is complete. New email addresses use wtgpoa.org instead of wpoainc.org, wtgfireresq.org, Wintergreenpolice.org
- Napier suit resolved, Old Tree Cutting suit is ongoing
- Adipsy update will be covered in old business
- WPD still on track to move away from Alpha and use same law enforcement software platform used by NCSO (late in 2019 or early 2020)
- Assessment delinquencies normal/slightly higher than 2018.
- Cross utilizing staff, finding efficiencies and looking for ways to improve service - ongoing.
- 2018 audit is underway, should be complete before next meeting.
- Landscaping improvements across from Station 1 complete. Project to keep individuals from falling into the structure also complete.
- Additional space in Tuckahoe is a wonderful thing. Community use of that building continues to grow.

Update from Chief Curtis Sheets:

Notable for WFR – 4/19/19

- There was a House fire on Tyro. All off-duty staff with the exception of 2 (out of town) returned to work.
- Two large wildland fires in the County resulted in heavy involvement from Wintergreen. No structures lost. (good practice)
- Two new Attack Trucks arrived. Work continues to get them in service.

- Met with Congressman Riggleman as well as representatives from VDOF to prep for NPS visit regarding exit to parkway.
- Met with NPS delegation, discussed various elements of proposal. Went nowhere. Denver is mad.
- There have been several meetings of the WFR Strategic planning committee led by Houston Sorrenson. Fruitful and meaningful.
- Arranged "touch a truck" with Nelson BOS and County Administration. Went very well.
- The new Augusta County Fire Chief and his staff have visited WFR to establish rapport.
- The career staff and some rescue volunteers have participated in peer counseling related to a run of very serious calls. There were three calls debriefed in one week. We can go a year without debriefing any calls.
- Staff did a nice job with a lady critically injured and entrapped after plunging 150' off the Parkway. She was cared for and extricated, hauled up, and then flown. Last I heard she's still alive.
- Ambulance 179 is back from engine rebuild. Due to the rising cost of ambulances, we're pushing them longer. This particular truck is 12 years old with 110k miles. We will keep it 3 more years.
- Provided patient care and communications services on the night of the Stoney Creek Shooting. Also provided Tornado Warning messages.
- Spent a little time at Clear Communications.
- Attended two LEPC meetings, as well as usual Nelson and Augusta meetings.
- Attended a funeral in NC.
- Other duties as assigned.

Update from Chief Dennis Russell

- Seven ski related crimes reported (two cleared with charges). Numbers down for 2018-19.
- Assisted NCSO and State Police on an Attempted Murder/Suicide investigation on Valentine's Day.
- Dealt with resource shortages due to illness and medical procedures in both law enforcement and dispatch.
- Purchased, equipped and deployed two new police vehicles with state-of-the-art radios that will enhance communications with other local public safety partners.
- Hired new police officer with over 20 years' experience with other law enforcement agencies.
- Deployed new cameras to include license plate capture cameras at the intersections of Rodes Farm and Rodes Valley and at the entrance to Stoney Creek on Monocan Drive. When fully operational these cameras will have remote viewing at the Gatehouse.
- DePop harvested seventy-three deer for Hunters for the Hungry.
- Migration complete from Network Solutions to Office 365.
- Exploratory committee formed to discuss implementing a Chaplains Program. (2019 Goal)
- Continued information and idea sharing with Wintergreen Rescue and Fire to include forming a Communications group to review dispatch protocols.
- Preparations for our on-site accreditation assessment in December. Will be our fourth Reaccreditation.
- Deployed Naloxone Nasal Spray (NARCAN) in the field for possible opioid related over doses.
- Continued leadership skill training for Command Staff.
- Continuous enhancement of interpersonal skills amongst all WPD members (soft skills).

ACP Update:

- Very quiet with construction delayed months, perhaps more than a year pending appeals, new cases, legislation, FERC re-hearings or new route EIS. My recent contact to ACP suggests they are considering other route options as back up should BRP permission get denied. We shall see...
- Trees are expected to remain on the ground until Dominion is permitted to remove them and start work. My discussions with pipeline opponents about the need for WPOA to remove trees remains unresolved and problematic.
- ACP settlement funds will be discussed during the committee update
- FERC legal update will be discussed during the committee update.
- Curtis Sheets had discussions with NPS, VA Fire and Congressman Rigglesman over BRP access, safety & environment concerns. There are approximate 300 feet from our property line to the B R Parkway.

Comments from Carolyn Elefant about tentative schedule:

- Moving forward will be a bit of a waiting game. The schedule will proceed as follows:
- FERC's Brief (not to exceed 26,000 words) due June 19, 2019,
- Brief of Atlantic Coast Pipeline (Intervenors for Respondent) (not to exceed 7,000 words) due June 26, 2019,
- Reply Briefs of Petitioners (including WPOA, FOW, Fairway) due July 10, 2019,
- Joint Appendix due July 17, 2019
- Final Briefs due July 24, 2019. Court Recess all of August.
- With this schedule, we are most likely looking at an oral argument date set for early fall 2019.

Carbon Credit Update:

From Chandler- All the plot work is done. We are trying to rectify property boundary issues. Seems to be some discrepancy between county and Wintergreen. We need to close this gap before the verifier is involved. We have begun to talk to some buyers about procurement of the Wintergreen volume.

4. Committee Reports and Updates

- a. Mr. Roberts gave the Carbon Credit Committee report. Forestry is here identifying plots. Jay is working work to make sure they are on WPOA property. See above.

- b. Tuckahoe Clubhouse Committee: Karen Asher – Several improvements in signs and new lights for the parking lot. Play area gates put back up. New picnic tables ordered.
 - c. Nomination Committee: Asher (Claman) no names for the ballot at this time.
 - d. Mr. Luessen gave the Nature Foundation Report: March 23, 2019 attended his first meeting. There is an endowment campaign beginning the goal is \$1 Million. Justice Co. not paying management fees to NF.
 - e. ACP Investment Committee: S&R, Public Safety accounts set up with Union, a great rate with fluidity. Committee work is complete at this time.
 - f. ACP Legal Committee/FERC Suit: The board saw the FERC filing as presented by our attorney Carolyn Elefant on our behalf, the filing is based mainly on public safety. We now wait for the court's decisions in the coming months. See Jays report above for schedule.
5. Mr. Wright called for the Resort Update. Rod and Mark stated after recovering from the post-Christmas lull, the winter ended pretty good. The rain from last summer is still affecting business. Easter weekend has the restaurants sold out, but not lodging. There are new menus and events scheduled for the summer. The Wintergarden pool project will be complete the end of May.
 6. New Business:
 - a. Micro trenching on the Mountain and Stoney creek will begin for the installation of fiber. VDOT does not allow along their section of Monocan Drive and the Entrance. One of the fiber vendors might install a small building in the Blackrock Compactor area near Tyro/Pedlars and lease ground space. All were in favor of this location. At the end of this project we will be TOP percentile area in the country for Internet. There was a Rural American grant of \$35 Million involved in this project being fast tracked. Stoney Creek work is near completion and by summers end the Mountain will be complete and ready for connection. 1 GB service is one of the choices.
 7. Fox Run owners in Stoney Creek have been addressing the ARB about a home being built on that street. The owner/builder is in compliance with ARB guidelines and has to also meet the Health Departments requirements for septic service in a difficult area. ARB/WPOA have no control of State Health Department issues.
 8. Old Business:

- a. ADIPSY: Jay has been meeting with owners surrounding the home on Saddleback Lane in Stoney Creek that was donated to this cause. Board gave Jay kudos for handling this well as it began as a hot button issue for some of the neighbors.
 - b. The ARB Vacancy was filled by Doreen Stapleton. Some of the other members would like to rotate off also. Jay will keep the board updated.
 - c. There was a discussion about the Alert Wintergreen System. Curtis Sheets will be writing an article about this system and its use in the WPOA May Newsletter.
9. Mr. Wright adjourned the meeting at 2:57 PM.

Next scheduled meetings:

June 21, 2019 1:30 PM

August 9, 2019 1:30 PM (Budget-no later) Election Year 2 Open Positions-Claman & Asher

November 9, 2019 9:00 AM Annual Meeting