

Wintergreen Property Owners Association Inc.

Minutes – April 20, 2018 – 9:30 am Community Offices Building

Members Present:

Ron Duddleston
Karen Asher
John Coy
Jim Wright
Larry Luessen
Rod Kessler

Telecommunicating

John Claman
Joe Ely
Mark Fischer

Not Present

WPOA Staff

Jay Roberts
Theresa Harris

1. The meeting was called to order at 9:30 am by John Coy, President, WPOA.
 - a. Review Agenda
2. Mr. Ely moved to accept the minutes from the February 9, 2018 and March 9, 2018 Board Meetings.

Second: Ron Duddleston

Carried

3. Mr. Duddleston gave the Treasurer's Report.

Budgeted Revenues and Expenses in the First quarter of 2018 are on track with the exception of extra hours/funds needed to clean up after the March 1 wind storm.

The Resort Amenity Fee was on budget for the first quarter.

2018 Annual Assessment collections are on track with 94 outstanding owners that will receive letters, of the coming Memo of Liens, if still delinquent, on May 1, 2018

Large culvert projects and road maintenance surface treatment will begin in the next month. Funds budgeted.

4. Mr. Roberts gave an update of current and completed WPOA operations.
Total of 51 ARB projects are underway with 14 in the valley and 37 on the mountain.

The AQUA notification campaign is ongoing, we have completed the work requested by Bruce and Hank and expect additional work depending on the outcome at the SCC
WFR, Nelson County and NCRS continue working together to dissolve NCRS. The lawyers and auditors are involved to make sure everyone is protected, and all costs are passed to the County. Operationally, the NCRS closure doesn't affect us in any way.

Curtis is a member of the Nelson County Public School Safety/Crisis Committee which includes key members of the NCSO. He is helping prepare schools for potential violence assisting with development of “stop the bleeding kits” for classrooms and helping facilitate faculty and student training programs related to first aid care.

WFR is on track to pass 1,000 calls YTD - slightly up from previous years
WFR recently deployed for the Amherst County Tornado with 4 apparatus, 8 paid staff and 2 volunteers participating

The gate is going through Emergency Medical Dispatch training. EMD allows dispatchers to communicate life saving measures over the telephone until Rescue arrives. This training will also assist Rescue in their pursuit of Accreditation. 3 persons have completed this training

This year’s D-POP initiative continues with all deer harvested using subsonic air rifles rather than high power silenced firearms. Hunters for the Hungry are the recipients.

WPD continues to work with Nelson Sheriff and other Law Enforcement Agencies to share intel and prepare for the ACP.

Tuckahoe School project is underway and should prove to be a great addition, Karen will provide additional information.

We are de-mobilizing the snow removal equipment and focused on winter clean up, leaf removal, road surface sweeping, mowing in SC, etc.

Spring projects include:

- a. Twin culvert replacement just above Station 1
- b. Replacement of culvert below Westwood condos on WTG drive
- c. Slip lining a culvert under Wintergreen Drive
- d. Culvert replacement on Monocan Drive – VDOT job

The twin culvert job is going to be the most painful project this year due to the location. The goal is to get in and get out as quickly as possible. Pre-construction test digs may occur next week and could provide brief traffic disruption. The work is being done during a time frame that has lower occupancy. I have asked Mitchell to keep Conference Services in the loop and consider ways to minimize disruption.

Paving projects include the normal mountain and valley surface treatment work and asphalt overlay work on Shamokin Springs and Blue Ridge Drive. Given the condition of the road, Deer Springs is being considered for an asphalt overlay.

SC entrance landscaping and paving work is complete.

5. Committee Reports

- a. Mr. Roberts gave the Carbon Credit Committee report. Discussions with Chandler continue. Forestry experts should be here in the next few weeks to conduct additional review.
- b. Mr. Claman updated the board on The Nature Foundation’s status. Wildflower Symposium begins May 18. Stream monitoring for the ACP is being discussed. A

new accountant/auditor has been acquired. Jay and John Coy are discussing trail maintenance and help with Doug Coleman and Josh Palumbo

- c. Tuckahoe report was given by Karen. Karen updated the board with a picture of the progress on the new concrete deck and changes to the pavilion design. It will be insulated and could be closed in at a future date. Lighting, additional wiring and ceiling fans will be installed. The TCH Reserve will be depleted once this is complete in mid-May.
6. Mr. Coy called for the Resort Update. Mark Fischer reported an email update to members sent today about Resort and Real Estate issues. Rod Kessler, General Manager, reported a slow start to Golf due to the weather. A Hospitality and leadership program will be launched in near future.
7. Old Business:
 - a. Mr. Coy called the board in to Executive Session to discuss legal matters related to the Atlantic Coast Pipeline mediation and ACP issues.
 - b. Waldo & Lyle updates.

Mr. Kessler left the meeting.

8. New Business:

Mr. Duddleston moved to Amend the WPOA By-Laws, Article VI, Section 2. (a) Election and Term shall be amended to:

(a) Regardless of the size of the board as fixed by the directors from time to time, there shall be at all times two directors appointed by the Type “D” Member (the “Resort Directors”) and all other directors shall be designated as the “At-Large Directors.” At least one of the At-Large Director positions shall be filled by an Owner of either a Lot or a Dwelling Unit located in the Valley Village portion of the Property, as depicted on the Master Plan, and at least one of the At-Large Director positions shall be filled by an Owner of either a Lot or a Dwelling Unit located in the Mountain Village portion of the Property, as depicted on the Master Plan. Every At-Large Director must be an Owner of either a Lot or Dwelling Unit, who is current in the payment of Association dues and is not otherwise in violation of the Declaration or the General Covenants.

Second: Larry Luessen

All in favor

8. Mr. Coy adjourned the meeting at 11:30 am.

The next scheduled meeting dates are: 6/8, 8/10, & 11/10/2018

New meeting start time 9:30 am for June and August.

Special Meetings will be called as needed.