

Wintergreen Property Owners Association, Inc.

November 12, 2022 Live 9AM and Recorded

Annual Meeting Minutes

1. President Karen Asher called the annual meeting to order at 9:00 AM In person and streaming on the WPOA web site: [www.wtgpoa.org](http://www.wtgpoa.org) (copy stored online)
2. Mrs. Asher introduced the current Board of Directors: Bill Martin, Bill Gatewood, Allen Bennett, Myron Maslowsky, Larry Luessen and Tom Steele (who left the board in October). Wintergreen Resort Appointees Jay Gamble and Mark Fischer. She thanked the directors for their service.
3. Mr. Larry Luessen, Nominating Chair, reported there are two directors being elected today from nine candidates. He thanked the candidates.
3. Mrs. Asher reviewed the meeting agenda, the business meeting will be adjourned and after a brief intermission, Jay Gamble, Wintergreen Resort General Manager, will update property owners (in person) with membership and resort happenings. The Nature Foundation at Wintergreen, and Wintergreen Music will stream their presentations on the WPOA web site. Mrs. Asher gave an overview of the 2022 projects and issues.
4. Treasurer, Bill Martin gave the 2022 current and 2023 approved budget presentation. The financial condition of WPOA is sound. The 2022 expense budget was \$6,911,337.00. Mr. Martin 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. Some asphalt work continued into 2022, plus our normal surface treatment. Our 2023 approved expense budget of \$7,315,020.00 funds the Road reserve account as well as our Capital & Equipment reserve account. 2022 has presented a challenge in hiring, recruitment and retention of Fire & Rescue and Police personnel. The 2023 Budget provides a 4% COLA for employees and other benefit related item including 401k funding increase of 1%. This requires a 5% increase in the Annual Assessment rate. The 2021 audited Financial Reports are posted to the WPOA web site. [www.wtgpoa.org](http://www.wtgpoa.org)

A Balanced 2023 budget was presented with \$7,315,020.00 projected expenses with \$7,315,071.00 projected revenue. A 5% increase in the annual assessment rate for 2023 was approved by the WPOA Board of Directors on August 5, 2022. Annual Assessment Invoices will be mailed 12/1/2022. DUE 2/1/2023.

Mrs. Asher thanked the membership for their support as we move into the New Year after facing a challenging 2022.

5. Jay Roberts, Executive Director, welcomed the membership, this being his seventh 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](http://www.wtgpoa.org) to view the annual meeting in its entirety. Mr. Roberts reported posting operational updates to our website over 20 times in 2022. A new WPOA main phone number was launched in 2021: 434-325-8500.

Jay invited the membership to view our website and most importantly sign up for WPOA News & Updates. [www.wtgpoa.org](http://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](mailto:admin@wtgpoa.org)

Highlights and operational updates will continue to be published and posted to the WPOA web site. Mr. Roberts strongly encouraged owners to participate in the upcoming survey (first since 2005) to gauge the owners demographics and property uses.

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 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](http://www.wintergreenpolice.org).

9. Mr. Roberts reviewed prior presented questions during the Q&A session. He 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 can be seen the web site.

10. Mr. Luessen announced the two newly elected board members are: Robin Pullen and Incumbent, Bill Martin.

11. The meeting was adjourned by Mrs. Asher at 11:50 AM.

This meeting was broad cast live on the WPOA web site and is also available for viewing at any time on the WPOA web site: [www.wtgpoa.org](http://www.wtgpoa.org)

The proposed 2023 annual meeting will be held **November 11, 2023**, 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.