

WINTERGREEN PROPERTY OWNERS ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
April 14, 2023, COB 10:00 AM

MINUTES

Members Present:

Karen Asher-President
Robin Pullen
Bill Martin - Treasurer
Bill Gatewood-Secretary
Allen Bennett-Vice President
Myron Maslowsky
Jim McCaffery
Jay Gamble
Mark Fischer*

*Telecommunicating by phone

WPOA Staff:

Jay Roberts- Executive Director
Theresa Harris

Property Owner Observing:

Lars Halvorsen

CALL TO ORDER – 10:06 AM

President Asher called the meeting to order, welcoming Jim McCaffery to his first meeting since being appointed to fill a one-year term.

Review of Agenda and additions.

MINUTES:

Approval February 10, 2023 Board of Directors meeting minutes

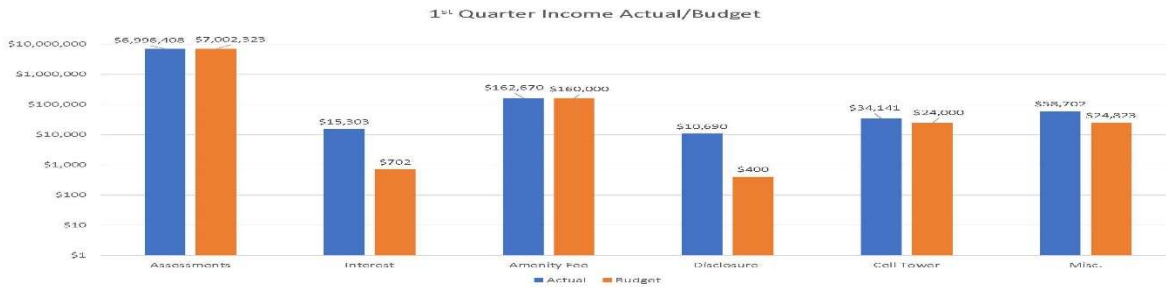
Motion to accept: Bill Martin
Second: Myron Maslowsky
Carried

PRESIDENTS REPORT:

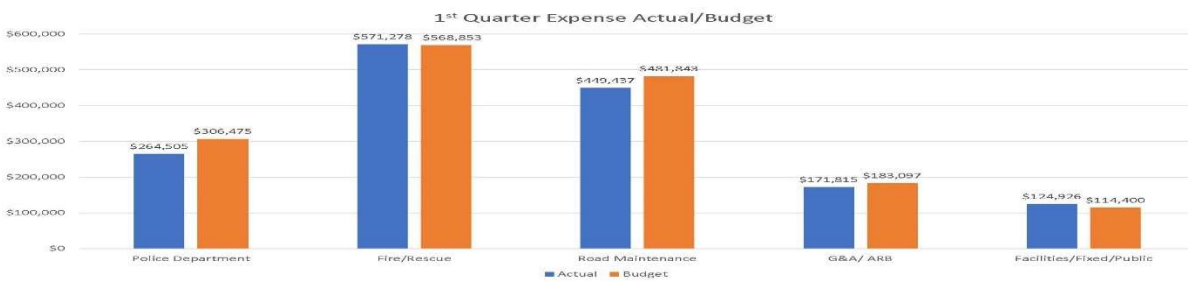
Mrs. Asher reported that the survey results have been published and reported to the owners. There were 9 comments. Most owners read the letter but did not open the graphs. Some questions are related to the Resort. One Short Term Rental owner responded and then after researching on his own, reported that legally WPOA was correct. WPOA operations and management received strong positive feedback. Jay will share these comments with the staff.

TREASURERS REPORT - Mr. Martin gave the Treasurer's report.

1st QTR 2023 Income on Forecast: Actual: 7,277,914 Budget: 7,212,248



1st QTR 2023 Expenses on Forecast: Actual: 1,581,965 Budget: 1,654,668



Amenity Fee 1st Quarter 2023 (162K) is on track for WPOA

Interest Income is strong as interest rates increase.

Investments from CD's are at 3.687%

Disclosure packet requests are at "normal" levels. Last YTD 15K - This YTD 11K

Snow Removal expenses were reduced due to mild winter and lack of heavy snow/ice events.

April is normally a quiet month as major roads and culvert expenses will not happen until Summer. Snow Removal has ended.

2023 Annual Assessment late notices have been sent and the collection process is under way. There are 82 outstanding accounts as of this week, this is normal at this stage of the process.

Our audited financial statements are on schedule with a May 15 draft date to the Executive Committee.

RESORT UPDATE: Mark Fischer & Jay Gamble

Mr. Gamble reported great news, **Devils Knob Golf** opens tomorrow 4/15. There is a new Superintendent promoted from within. The pro shops are still dealing with supply chain issues. **Devils Grill** lunches are coming back. A major outdoor pool remodel at Wintergarden scheduled for this Spring.

Iron and Ale is going ahead full steam and expect a June opening at Stoney Creek. SC Tennis Courts have new clay. Stoney Creek Clubhouse landscaping is getting a total refresh including removal of ice damaged Magnolia. Having a shortened ski season allows for more focus on spring cleanup. Golf courses nominated for awards in the *Distinguished Golf Destinations* by BoardRoom Magazine and Forbes Travel Guide watch the Resort website for details.

Mr. Gamble was pleased to announce the return of Breakfast at the **Copper Mine** 7 days per week 8-11AM. Plus dinner five nights per week with Friday, prime rib. **The Edge** now has Chef Mike Miles and is doing BOGO burgers on Monday. All great Food and Beverage news. Please support the Wintergreen family.

EXECUTIVE DIRECTORS REPORT- Mr. Roberts gave the Executive Directors report.

- Properties continue to change hands, however, at a much slower pace than experienced in 2020-2022.
 - YTD 2022 – 102 transactions
 - YTD 2023 – 60 transactions-more normal

ARB REPORT

New Construction (in various stages from preliminary review to almost completed)

Mountain 13

Valley 23

TOTAL 36

Additions and Alterations

Mountain 35

Valley 13

TOTAL 48

Maintenance (includes painting, reroofing, deck repairs, etc.)

Mountain 14

Valley 17

TOTAL 31

Active projects of all types being monitored by ARB

Mountain 62

Valley 53

TOTAL 115

- The NCSA sewer treatment project near the gatehouse (Headwaters Lane) continues with very little impact. This project is expected to finish Summer 2024. Fall 2023 WPOA plans to install screening plants/trees along this section of Wintergreen Drive. The road shoulder is very narrow in a portion of roadway,

making a complete screening solution unlikely. We hope to limit the unsightly view in the years to come.

- The NCSA manhole project has resumed and should be completed early June 2023. Most of the negative impacts should be limited to individual streets for short periods.
- BRP Exit – The environmental consulting company is moving slowly ahead with the required environmental and archeological studies. We remain a long way away from any project approval. Given the uncertainty and the expense, we are considering all reasonable options.
- Renaissance Ridge project continues forward at a slow pace. Revised site plans are likely to be submitted to the Department of Environmental Quality and other agencies sometime soon. We have been told the unit density and designs are mostly unchanged, but the roadways are being tweaked (less asphalt areas) based on feedback from DEQ, contractors, etc. We have requested any documents shared with DEQ or other agencies be shared with WPOA so we can keep the community informed. There was a board discussion of the developer fees and reserve funding possible from this project, as Stone Orchard.
- Tuckahoe Hardscape project is underway, expected completion date end of April. 1st group event for this space likely to be the Valley Association Kentucky Derby Event in May.

COVID 19 Operational Update:

- Covid related illness continues to provide some disruption in our workforce, however, the challenges are manageable.

Roads, Facilities, and Open Space:

- Warm weather has jumpstarted our mowing duties and landscape watering. Snow trucks are being converted for SSF (Spring, Summer Fall) use, street sweeping will begin soon, along with culvert and ditch work and road shoulder repairs. This is all part of the normal transition from Winter to SSF.
- Hurt and Proffitt- emergency plan, dam break inundation study, and inspection for DCR Department of Conservation and Recreation underway.
- Chestnut Springs guard station up-grade underway. Guards will no longer need to access the men's restroom to gain access to guard supplies, cleaning products, etc.
- Bids are out for concrete pool deck replacement at both pool facilities.
- Bids are out for chip seal and road striping for Summer 2023 road work. 4 contractors contacted 2 have responded thus far.
- Working with Resort to update VDOT records and identify the "wintergreen" permitted signs on 151, 613, 664, establish correct ownership, transfer ownership to correct party, delete signs from list, seek permission to update signs, etc.

- Asphalt work schedule for 2023, Cedar Drive to include structural overlay and road widening along with Rodes Farm drive from Roberts Ridge to Circle at Rodes Farm Pool.
- Max Hartman to schedule diversion silt and debris cleanout. We have requested WPOA take part in this process for historical documentation and educational purposes.
- Walking path improvements between Lake Monocan across the trout pond dam to Sawmill is complete. Additional improvements being considered.

Update from Chief Curtis Sheets - Fire & Rescue

- Recruitment remains job #1. We are at least 10 volunteers short. Some nights are completely uncovered which means ambulance transports which would have typically required 1 career staff requires 2. The volunteer BODs for both the FD and RS are actively trying to recruit.
- Also, as a result of volunteer shortages, we have drastically reduced the amount of training opportunities we will support for our staff. We can't afford to have a Paramedic sitting in a class in Charlottesville when we may need them to drive an ambulance.
- We have submitted a FEMA grant for one additional staff per shift. (total of 3FTE) The costs associated with submitting the grant request (\$1,200) have been paid by Wintergreen Fire Department. Senator Tim Kaine's office is working with us on this request. We hope to hear something within 6-10 months.
- Our new Fire Engine is running slightly ahead of schedule. Our new ambulance remains on schedule. Both should be here in time for the annual property owners' meeting.
- Construction of our training center is on schedule and on budget. We anticipate a dedication ceremony on Labor Day weekend.
- July 4th events at Wintergreen are actually on July 2nd. We are planning accordingly.
- There have been two major fires within the past month. One within Stoney Creek, and the other in Horizons Village. Both fires were reported after the structure was fully involved. Both resulted in total losses. There were no civilian injuries or deaths at either fire.
- On April 19th we will be training with the Army National Guard. We will be using a Blackhawk helicopter to winch patients from remote trail locations. We will be using Shamokin Falls to simulate Crabtree Falls. In September we will close Crabtree Falls Trail for a few hours and winch crews out of the water. Expect some inquiries about noise and activity on April 19. In the future, when we're dispatched for an incident at Crabtree, the National Guard will also be dispatched from Chesterfield.

- Our first batch of ballistic vests have arrived. Soon, all Wintergreen ambulances will have 2 vests and response vehicles will have 1. This represents a \$20,000 investment by Wintergreen Rescue in the safety of our responders.
- We now have a certified Fire Investigator on staff. Later this year he will complete inspections school. By early next year Wintergreen Fire Department will be in a position to conduct routine inspections of commercial and multi-unit structures and issue a summons for fire code violations which aren't corrected in a reasonable amount of time.

Update from Chief Dennis Russell - Police:

- Top 5 Calls for Service (March): House Watch 28, Assist Agency 10, Traffic Stop 8, Suspicious Person 7 & Animal Complaint Bear 5.
- Preparing for an accreditation Mock Assessment. We are in our final Term of a four-year cycle. Need the Mock to look over the last three-years and determine compliance.
- Academy recruits have four more weeks of academy training. After graduation they will return and have one-week Communications training and four weeks Field Training. Once released they will be placed on a shift that has overlapping seasoned Police Officers to provide shadow training.
- New Dispatcher started 04/10. They will have at least forty hours of training with a seasoned Dispatcher and then placed on their assigned shift and shadowed for another forty hours. They are scheduled to become our Midnight Shift (2200 to 0600) Dispatcher.
- Bear activity is on the rise. Working with Property Managers of the various condo Associations since our biggest problem is trash being left outside dumpsters.
- Continuing our traffic enforcement in specific areas where our RADAR trailers and electronic speed monitoring devices indicate an issue.

New Business later in agenda:

- Community Standards Flyer 2.0 – The flyer has been revised and improved with QR codes, additional webpage links, etc. I am seeking approval for WPOA to print these for owners and distribute these through property management businesses and high traffic areas.

Old Business Items later in agenda:

- Survey Results – Zogby is assisting in compiling and sorting the 4,000 individual comments. We expect to have the draft of this effort any day. Once received I will work through it and provide the Board with an update. A summary of the results will also be shared with the community using the Newsletters and the website. I hope to have this completed in early May.
- Land Planning Update – Land planning concepts are complete for Rodes Farm, Tuckahoe Clubhouse and Chestnut Springs. Survey results will need to be

reviewed with consideration given to the options available, costs, community support or lack of support, need, etc. Quotes are being collected to help with the budgeting should we elect to improve current amenities, etc.

NEW BUSINESS:

- Community Standards Flyer – Executive Director-Roberts

The board reviewed the new Community Standards flyers and approved of the distribution of said flyers in as many Wintergreen locations as possible plus web site.

Jay gave out the Exterior Lighting Requirements from the ARB “Building or Modifying Your Home at Wintergreen”. In keeping with the Dark Skies initiative and the Nelson County code requirements we can revise and retain the requirements for the approval of exterior lighting fixtures as part of the ARB review and approval process.

OLD BUSINESS:

Survey Results:

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Land Planning/Project Update:

Rodes Farm- Conceptual drawing for new parking area and revisions were handed out. Board members of Stoney Creek will be asked to review future plans for a major renovation of the pool, bathhouse, and decking. This needs to be scheduled for Fall 2023. We have funds reserved for this project. (Pool built in the late 1970’s)

Chestnut Springs-Mountain Board Members will be asked to review future plans for a major renovation of the pool, decking, parking areas, and grounds beginning in the Fall of 2023. Reserve funds will be used. (Pool built in mid 1980’s)

Observer comments were positive towards WPOA.

Mrs. Asher adjourned the meeting at 11:45 AM

The next board of directors meeting is scheduled for:

June 9, 2023 10AM COB

July 2, 2023 1-4 PM Special Event Community Fair in lieu of AM Community Fair

August 4, 2023 10AM COB

November 11, 2023 Annual Meeting 9AM Skyline Pavilion (No Community Fair)