

WINTERGREEN PROPERTY OWNERS ASSOCIATION INC.  
BOARD OF DIRECTORS MEETING  
April 15, 2022 COB 10:00 AM

MINUTES

Members Present:

Karen Asher-President  
Bill Martin - Treasurer  
Bill Gatewood-Secretary  
Larry Luessen\*  
Allen Bennett  
Myron Maslowsky  
Jay Gamble  
Mark Fischer\*

Absent:

Tom Steele-Vice President

\*Telecommunicating by phone

WPOA Staff:

Jay Roberts- Executive Director  
Theresa Harris

Observing: Lydia Tobitsch

**CALL TO ORDER** – 10:02 AM

President Asher called the meeting to order.

President Asher called the meeting into Executive Session at 10:03AM

President Asher adjourned the Executive Session at 10:25AM-No action taken.

**MINUTES:**

Approval of the February 11, 2022 minutes

President Asher Moved to accept:

Second – Bill Martin  
Carried

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

Booked Income for 2022 is on track.

Expenses are normal for this early in the year.

Reimbursement to the WPOA Operating Account (General Fund), for ACP cleanup will happen in April. These expenses are paid from a line item in one of the Reserve accounts. (Shows 20,857.50 to date).

Annual Assessment Due Date - February 1, 2022 – The Annual Assessment collection process has started with late notices sent. Payments and outstanding balances are on track to date. The county will be doing delinquent tax foreclosures on a few Wtg properties in May.

Disclosure packets are still in high demand with property sales, still strong.

The 2022 Roads budget was normal by all standards including the two large snow events 1/3 & 1/17. Snow Removal is slightly over and will be made up within the Roads Budget.

Road and Capital Equipment reserves have been funded for 2022.

Fire & Rescue Operating funding was processed in February.

Our Balance Sheet is healthy with very limited long-term liabilities.

2021 has been closed and our Accountant is working on our Financial Statements/Audit for Year End. A meeting will be scheduled with the Accountant to review the 2021 Financials.

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

- The TWNF leased space is complete and has been used a couple of times in the last month. The Lending Library is very popular.
- Staffing continues to be a challenge in all operations. Filling police/fire/rescue positions is our biggest concern. Work is being done and services are being provided, however, unfilled positions take their toll on the existing staff. To remain competitive and retain existing staff, the 2023 budget will need to include pay adjustments and other benefits.
- Educating new owners through the “Wintergreen Insights” newsletters continues to operate behind the scenes. You can view the entire series by visiting this link <http://eepurl.com/hK9Gfb>
- SC Park path from the golf course restroom on Shamokin #5 to Wood Nettle is underway. This process is not overly difficult, it is slow going given the length of path and the lack of access. We are working towards the middle from both ends. We avoid the work if conditions are wet and pull off this project from time to time to complete other tasks. We hope to have the trail complete before Memorial Day.
- Overall owner satisfaction appears to be high. As problems arise, we address them.
- Tuckahoe Clubhouse is open with signage reminding owners about ways to stay healthy and avoid Covid.
- Properties continue to change hands at a brisk pace. Inventory is low, however, most properties sell quickly.
- I am very close to completing the Geographic Information System (GIS) updates/corrections with Nelson County. I hope the final meeting will occur next week. <http://www.nelsoncountygis.org/>
- The NCSA water and sewer line replacement project is grinding along. Given the number of side streets, condo associations, cart crossings, etc., there is no easy

way to get this work done or explain the detour process. For the most part, owners understand how this impacts their access and are either adjusting their travel route to follow the detour or simply ignoring the signs. We are meeting with the contractor daily to help them maintain efficiency and get the work completed as quickly as possible.

- The NCSA sewer treatment project near the gatehouse (Headwaters Lane) is underway with very little impact.
- The NCSA manhole project has yet to begin and will involve 300 separate locations. As the details/schedule for this project becomes available, we will update the mountain community.
- The CVEC transmission line project is underway, and the use of helicopters is causing some frustration. Given the terrain, the work crews, tools, and equipment are flown in and out of each work site. The replacement equipment should alleviate the need to do this again in the next 40+ years.
- We anticipate some owner frustration because of these disruptions. While none of these projects are our responsibility, WPOA is working closely with NCSA, CVEC and the subcontractors to try and reduce disruptions.

Jay discussed line striping and the timing of this on the main roads.

### **Early Pool Season Thoughts:**

- Unaccompanied guests restricted to 2p-6p daily will continue in 2022.
- Hiring lifeguards could be a significant challenge. Should we encounter staffing shortages, at times, we may need to operate without guards and put in place appropriate signage.

### **COVID 19 Operational Update:**

- We are working through the challenges and will adjust as needed if another surge warrants operational adjustments.

ARB REPORT 4/14/2022

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

Mountain	12
Valley	21
TOTAL	33

### **Additions and Alterations**

Mountain	37
Valley	16
TOTAL	53

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

Mountain	10
Valley	5
TOTAL	15

**Active projects of all types being monitored by ARB**

Mountain	59
Valley	42
TOTAL	101

**Update from Mitchell Barker Dep. Dir. Infrastructure:**

- Chip seal/surface treatment schedule has yet to be finalized. Most of the work will take place on the mountain. We do approximately \$300,000 in chip seal work each year. How much we accomplish fluctuates based on cost of materials. Oil prices have a big impact.
- Very little asphalt work planned for 2022.
- Connecting gravel walking trail between Lake Monocan, Trout Pond & Sawmill on the to-do list. Timing for work TBD.
- Stocking of the Trout Pond was completed, and anglers are happy.
- The leak within the Lost Pond drainage system has been repaired.
- Sand filter replacements occurring at both pools.
- Snow removal for the beginning of 2022 was slightly more than anticipated. Overall, we did ok with only minor hiccups.
- Mtn entrance sign has been converted to LED.
- Additional parking lot lighting added to the area of the spa lot that could see increased use as part of the Nature Foundation space.
- SC entrance sign is undergoing renovation. It will look the same but with new materials.
- Mowing Season is beginning. Once in full cutting mode, we lose 6 staff to this effort. Many of our inhouse projects occur late fall and early spring when these 6 staff can be cross utilized.
- Repair and replacement of community signage is ongoing. Bulk of this work is completed during the Summer.

**Update from Curtis Sheets: Chief Fire & Rescue**

- Recruiting staff remains our number one challenge. We have attended job fairs at two community colleges and Nelson County High School to no avail. The position we have open is a Firefighter/ALS provider on A-Shift. Depending upon qualifications the hire-point would be 42-48k. The position has been vacant for approximately 6 months.
- We have hired several part-time staff in the past 3 months. Oddly enough, a few of them never made it through our orientation program. There were significant issues which weren't discovered during the application/interview

process yet quickly came to light during the on-boarding process. This has never really happened before. We're exploring ways to make our background checks more thorough.

- Desperately needed is a second 24-hour ambulance in the Lovingston station. We managed to get this in the Nelson budget, then it dropped out, and then we scrambled to get it back in. For now, its approved.
- We currently have three major pieces of capital equipment on order. Engine 62, Medic 176, and Medic 101. In total this represents over 1.2M in cost. The County will be paying for Medic 101.
- We have just concluded our first comprehensive fire training academy. The students and instructors invested hundreds of hours spanning a 5-month period. There were 8 students. 3 were Wintergreen volunteers. 3 may sound like a very low number, however it roughly doubles our volunteer labor pool. The other 5 students are from within Nelson County.
- Registration is open for our upcoming EMT academy. This will again be taught at the Tuckahoe Clubhouse.
- The past few months have been very busy with emergency planning activities which were deferred during Covid. Most important to Wintergreen is the Wintergreen Wildfire Pre-Attack plan. This 150+ page document was originally created in 2010 by the Virginia Department of Forestry. A group of 8 people have been working on this. We have another meeting or two before we wrap up. Completion is anticipated prior to July 1, 2022. We have also met with the US Department of Forestry regarding several trail challenges we have recently encountered. Lastly, we just completed a table-top exercise simulating a breach of Monocan Lake dam. This is required by law.
- The Nellysford training center is marching slowly forward. The engineering and permitting process is roughly 75% complete. Realistically we should break ground within 2 months with completion anticipated by year-end.
- Since my last update, one of our shift supervisors suffered a compound fracture on the job. He has been released to return to work. Additionally, one of our medics was assaulted in the back of an ambulance and a personal taser was used against her. The patient was criminally charged and pleaded guilty to felony assault.
- Most municipalities around us have just recently paid retention bonuses to public safety employees. (3k for fulltime and 1.5k for part-time) Annual pay increases range from 3% to 10% with most falling somewhere in the middle. Augusta County had the biggest increase. I'm very concerned about this. Six of our 17 staff assigned to Wintergreen came from Augusta County within the past 2 +/- years. They were essentially refugees looking to escape as system with toxic leadership and low pay. Recently Augusta County fired their Fire Chief and promoted a Deputy Chief who is widely respected within the ranks. They also significantly raised their pay rate and reduced the annual work hours from 2920 to 2190. It does seem as if a perfect storm is brewing which will result in many of our staff transferring back to Augusta.

### Update from Police Chief Dennis Russell:

- Officer Smith will graduate from the Weyers Cave Police Academy on May 16<sup>th</sup>.
- All Officers are recertifying in CPR.
- Traffic enforcement near Station One (top five calls for service below).
- Spring range qualifications in May.
- DWR “bear response” training conducted by our biologist in May,
- National Dispatchers Week this week.
- One of two new cruisers being upfitted by Clear Communications.
- Preparing for Accreditation Mock Assessment for Term 2.
- De Escalation training for all Officers.



### NATURE FOUNDATION UPDATE: Bill Gatewood & Jay Roberts

Confirmed Myron Maslowsky also appointed to The Nature Foundation Board as a WPOA representative.

### RESORT UPDATE: Mark Fischer & Jay Gamble

Ski Season closed on 3/13/2022. There was a 77 day season vs 92 last year. Jan & Feb were the strongest months. Capital Improvement planning is underway with plans for Golf and Tennis maintenance and

equipment. Devils Knob Golf opens 4/16/2022. Wintergreen music and Memorial Day event planning is underway. Hiring still poses a significant challenge in all departments especially the open golf pro position.

Talks to open Stoney Creek Bar and Grill are still underway.

## **NEW BUSINESS:**

### **Land Planning Committee Update:**

Jay met with a company that will help WPOA understand costs in building pickleball courts at WPOA facilities to include Chestnut Springs, Tuckahoe Clubhouse and Rodes Farm. Prices are expected by late summer. The committee will meet to discuss the proposals, location pros and cons, and next steps. Rodes Farm pool is over 40 years old and undersized; this will be part of the ongoing discussion of current amenities, upgrades and new amenities. Adding a hardscape area at Tuckahoe (replace current fenced mulched area) is also being discussed. Once preliminary work is complete, community will be engaged about these options.

### **Rules Committee Update:**

In November a discussion was started regarding “Rules”. After 45 years of just covenants and not a lot of rules we need to discuss where WPOA wants to be. Covenants changes are extremely hard to make. The entire community must participate and a vote in favor would be unlikely on covenants that are unpopular or do not serve the larger community. Jay gave numbers and examples using the information available in the covenants. The majority of our conflicts arise from neighbor disagreements, however, failure of owners who rent their units to enforce bad behavior is a problem. The Rules Committee will review the Covenants and under Jays direction for the time being, move forward with educating owners and renters about what is expected from everyone who lives and visits Wintergreen. Dogs, trash, on street parking, noise, and the need to have a county business licenses are a few of the issues that come up with short term rental properties. This effort will require careful thought and execution, being mindful of individual property rights, what the covenants allow, and WPOA’s ability to enforce.

## **OLD BUSINESS:**

### **ACP Easement & Blue Ridge Parkway (BRP) Exit Project:**

- Additional invasive control is ongoing in the easement. This will be done each year or every other year for the foreseeable future.
- We have a call scheduled with the BRP next week to discuss our current exit permit application and what BRP will require before the next level of review. Most recent email from BRP in this topic is pasted below.

*Good Afternoon All,*

*The park has completed the Environmental Screening Form (ESF) for the proposed egress road from Wintergreen Resort. We would like to discuss the findings and required next steps (surveys/studies/models/info) to move forward with the Environmental Assessment. Please visit the link below to let me know your availability for a meeting the week of 4/18/2022. Once a good date and time has been selected, I will send out an invite to a Microsoft Teams meeting. If you have any questions, please let me know.*

### **Carbon Credits:**

- On hold pending additional conversations about market conditions, etc.

### **Trillium House Spaces:**

- Both spaces are open and well received. The library has become very popular.

### **Renaissance Ridge Update:**

- WPOA remains engaged with local and state officials, the developers and those opposed to this project. The traffic study was completed and VDOT has approved the entrance design based on less density than the original plan. Phase one is likely to include approximately 90 units and phase 2 is TBD.
- Per the most recent designs, the unit types are a mixture of townhomes, patio homes (like Rosewood) and detached homes. The design keeps changing. We may see final drawings/plans before the June meeting. The developer maintains control until the units are sold. All of these units include the responsibility to pay WPOA assessments.
- WPOA will share final plans with the community when they become available and will only provide “facts” when available.

### **CLOSING COMMENTS:**

The next board of directors meeting is scheduled for June **17, 2022 10AM Community Offices Building.\* Note change of date**

Mrs. Asher adjourned the meeting at 12:10 PM.

### **Scheduled Meeting Dates:**

\*June 17, 2022, 10 AM -Changed to June 16 10AM  
August 5, 2022 10 AM (Budget-2023) (Nominations Due for 2022 Election-Three)  
November 12, 2022– Saturday 9 AM- Annual Meeting – election