

WINTERGREEN PROPERTY OWNERS ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
February 11, 2022 COB 10:00 AM

MINUTES

Members Present:

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

*Telecommunicating by phone

WPOA Staff:

Jay Roberts- Executive Director
Theresa Harris

CALL TO ORDER – 10:02 AM

President Asher called the meeting to order, welcomed Myron Maslowsky and Allen Bennett to their first meeting, then reviewed the agenda.

MINUTES:

Approval of (2 sets) minutes -November 6, 2021, Annual meeting and Board of Directors meeting

Motion to accept: Larry Luessen

Second – Bill Gatewood

Carried

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

2021 has been closed and our Accountant is working on our Financial Statements/Audit for Year End. Budgeted Income and Expenses show actual expense balances from 2021 These are (booked income) numbers, resulting in a net of \$23,980. Actual Cash balance on 12/31/2021 was \$853.81.

Reimbursement to the WPOA Operating Account (General Fund), for road, culvert, and ACP related expenses (Parcel 11 A 2B) not covered by the 2021 budget and incurred in 2021, were transferred from the Road Reserve and "Settlement" (S&R) Account in the amount of \$1,112,194.

This went towards the Asphaltting of Wintergreen Drive and major roadways. Asphalt Company \$1,507,311 (Pre-Paid 2020 \$462,190.) Surface Treatment \$305,206, Trails, Walking paths, park, \$238,133 all within Tax Map 11 A 2B.

We were able to Fund the Capital Account in the amount of \$400,000.00.

Payroll quarterly reports for 2021 and other year-end payroll work has been completed. 1095 processing for 2021 should be complete by 2/15/2022.

Annual Assessment Due Date - February 1, 2022 – Annual Assessments are still coming in with the 2/1 postmark (mail is extremely slow). ZEGO-payment of annual assessments through our web site is gaining interest and sign ups increased this year. Payments are on track to date. Late notices will be sent next week, and this begins the formal collection process.

Re-Sale Disclosure packets are still in high demand with property sales still strong, particularly Condo sales.

The January 2022 budget was normal by all standards including the two large snow events 1/3 & 1/17.

Road and Capital reserves have been funded for 2022.

Fire & Rescue Operating funding for 2022 was processed earlier this month.

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

The Wintergreen Nature Foundation leased space is almost complete. We expect both spaces will be open by the end of February. The meeting room could open as early as next week with the lending library a week or two later. We will do a soft opening with an official announcement sometime in March.

- Our staffing situation has improved, however, filling positions within Police, Fire/Rescue remains difficult.
- Our “onboarding” process for new owners is underway and should help educate new owners about WTG. You can view the entire series by visiting this link <http://eepurl.com/hK9Gfb>
- Stoney Creek pathway from the golf course restroom on Shamokin #5 to Wood Nettle should begin mid to late March and continue into early May, weather depending.
- Overall owner satisfaction appears to be high. Most complaints are focused on concerns about what neighbors are doing or not doing.
- Mask restrictions are easing up. WPOA will continue to encourage owners to consider masks, use good hygiene practices and stay out of our facilities if they are unwell. Signs will reflect this new guidance and masks & hand sanitizer will remain available as you enter and exit facilities. If hospitalizations and case counts rise again, we can adjust as needed.
- Tuckahoe Clubhouse is open. We expect usage will increase in the coming months. The next big event is the St Patrick’s Day social put on by WVF.
- Properties continue to change hands at a brisk pace
 - 33 in January of 2022
 - 556 in 2021
 - 445 in 2020

- Nelson County Service Authority projects likely to provide significant disruption in traffic flow in 2022.
 - Approximately 300 manhole covers & risers are being dug up and replaced. Approximately 8 of these will include large excavations and traffic disruptions. Details will be provided to owners in the WPOA Update as received from NCSA. **Please sign up: www.wtgpoa.org** Update & News. The Wastewater Plant is being upgraded. This project should be contained to Headwaters Lane, causing minimal disruption.
 - NCSA is expected to start sewer line replacement in the vicinity of Devils Bend in March. Weather will be a big factor in how long the project takes to complete. I think it is safe to assume 6-8 weeks of disruption. Traffic will be rerouted at different times throughout the project.
 - We should anticipate some owner frustration because of these disruptions. WPOA is working closely with NCSA to try and reduce disruptions.

Early Pool Season Thoughts:

- Unaccompanied guest restrictions from 2p-6p daily seemed to work well and should be continued in 2022 for the two WPOA Pools, Chestnut Springs & Rodes Farm. Hiring lifeguards could be a significant challenge. Should we encounter a challenge, at times, we may need to operate without guards and put in place appropriate signage. Pool Updates on our web site.

COVID 19 Operational Update:

- Covid related challenges will likely continue through 2022. We will need to continue communicating, doing what we can to keep our staff healthy, and supporting them through sickness and quarantine. While adjusting for sickness and necessary quarantine time is easing up somewhat, it is still a big challenge, especially for employees with family obligations.

ARB Report:

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

| | |
|----------|----|
| Mountain | 13 |
| Valley | 19 |
| TOTAL | 32 |

Additions and Alterations

| | |
|----------|----------|
| Mountain | 40 |
| Valley | 15 |
| TOTAL | <hr/> 55 |

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

| | |
|----------|----------|
| Mountain | 12 |
| Valley | 4 |
| TOTAL | <hr/> 16 |

Active projects of all types being monitored by ARB

| | |
|----------|-----------|
| Mountain | 65 |
| Valley | 38 |
| TOTAL | <hr/> 103 |

Update from Roads & Infrastructure - Mitchell Barker:

- Chip seal/surface treatment plans for Spring/Summer 2022 are in the works. We anticipate increased costs and will adjust accordingly. 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 is planned for 2022.
- A Connecting trail between Lake Monocan, the Trout Pond & Sawmill Creek on the to-do list. Timing for work to be determined.
- Snow removal ongoing. As problems arise, we address them and look for ways to improve.
- Mountain entrance sign has been converted to LED.
- Community Offices Building Island will get additional native plantings this Spring.
- Stoney Creek entrance sign is planned for replacement this year.
- Repair and replacement of community signage is ongoing. Bulk of this work is completed during the Summer.

Update from Curtis Sheets Chief - Fire & Rescue

- 4 Fire Engine bids were reviewed. We're under contract with Pierce Manufacturing. They were the second to lowest bid. The contract amount is 697K. The truck will likely be delivered in early 2023.

- The rescue squad was successful in securing a 50% grant towards a replacement ambulance. The grant was roughly 140k and the other 140k will come from our capital reserve fund. Anticipated delivery is September.
- Our first ever firefighter academy is progressing nicely. We're on track to certify 9 students. 5 are ours and the other 4 are from other Nelson agencies.
- We have two staff enrolled in a Paramedic course in Harrisonburg. We have two staff enrolled in Advanced EMT course in Charlottesville. The Paramedic course is 18 months long. The AEMT course is 8 months.
- We have two addresses on property which are consuming entirely too much time. We have responded to one of the addresses over 100 times in the past 12 months for lifting assistance. Recently they have been dialing 911 twice per day. Obviously, that's not sustainable. If the citizens can't come up with a better care plan, it will force a social services consult.
- The total number of volunteers for fire and rescue is 35. That's down 5 from last year. 3 volunteers decided to leave due to our vaccine mandate. Nonetheless, the total number of hours volunteered is up by approximately 10% This is indicative of a very dedicated group of volunteers. I don't recall our agency ever having as many volunteer EMTs as we currently do. This is a product of having a full-time Training Captain.
- I have said this before, but I'm going to keep saying it, the Tuckahoe Clubhouse is a critical resource for us. We are so very appreciative of the space.
- Work continues our fire training ground in Nellysford. We anticipate closing on the land in late March. We have hired Harman Construction and Shimp Engineering to complete the work. The engineering fees alone were 30k. We have our first pre-construction meeting next week.
- Two Police SUVs have been lettered and are now at the radio shop awaiting equipment.

- Two Fire/Rescue vehicles (Dept Chief & Training Capt) have been replaced and are in



service.



Update from Police Chief Dennis Russell.

- Deer depopulation (DePop) has begun. To date 25 deer have been contributed to a local food charity, Hunters for the Hungry. Goal is to harvest 75 total.
- Working closely with Department of Wildlife Resources on the mange bear issue. It has become very serious.
- Staff - COVID free for two weeks (knock on wood).
- Investigating several ski larcenies with identified suspects.
- Hired one new Police Officer with prior investigative experience. One vacancy remaining.
- Working with the Resort to remedy parking issues (see below).
- Top Five Calls for Service (below).

NATURE FOUNDATION UPDATE: Bill Gatewood & Jay Roberts

Bill noted the Golf Tournament fund raiser went very well. Board Meetings are still by Zoom or conference phone.

Jay participated in the Winter Lecture Series on 2/4/2022 along with Jay Gamble of the Resort. Approximately 90 people “attended” by Zoom.

Update later in the meeting on the WPOA leased room and library.

RESORT UPDATE: Mark Fischer & Jay Gamble

The Resort is making up ground for the 1 Million in Revenue short fall related to the mild Christmas/New Year’s week. January saw 240 staff in COVID quarantine. February is a critical month, and the 1st half looks good. (No COVID cases in Feb.) Staffing is a challenge, so Wintergreen has made the effort to “manage” people with a reservation system, reducing overcrowding allowing for a better ski experience for its members and patrons. The Copper Mine has executive staff but sill not open due to line cooks and wait staff shortages. Mr. Gamble is enjoying his Wintergreen experience as the new Resort Manager.

NEW BUSINESS:

ARB Vacancy:

Mr. Martin moved to appoint Wilma Gormley to serve on the Architectural Review Board.

Second: Larry Luessen
Carried

Forming 2022 Committees

Tuckahoe Clubhouse/Stoney Creek Committee:

President Asher will ask former board member, Jim Wright to serve along with her on the Tuckahoe/Stoney Creek Committee. Focus on designs/needs that have already been acquired by Mr. Roberts and gather valley owner suggestions.

Chestnut Springs/Mountain Committee.

Mr's. Martin, Maslowsky, and Luessen will serve on the CS/Mtn Committee. Focus on needs/designs acquired by Jay and mountain owners' suggestions.

Covenants Review Committee:

Mr. Gatewood and Bennett will serve on this committee with Jay's guidance.

Stone Orchard Deed of Correction:

Mr. Roberts reported the deed of gift of open space to an owner of multiple properties in Stone Orchard Subdivision was done, then later, another deed (in error) for the same property was done to gift the same property to WPOA by the Developer.

Motion to approve a corrected deed clarifying property gift to the first owner (from the Developer) made by Mr. Steele

Second: Luessen

Carried

OLD BUSINESS:

ACP Easement & Blue Ridge Parkway Exit Project:

- Cutting the trees flat on the parcel across from the gatehouse is 75% complete. Once this parcel is finished, we will move to the steep section below the entrance. The contractor is doing some invasive species control as part of this work. Some of the invasive plants are identifiable but in a dormant state. Additional invasive control will occur during the summer months. WPOA received funds to complete this project.
- Engineering, Science and Technology, Inc. (**EA**) is working with the National Park Service (NPS) on the studies required for our exit project off Laurel Springs Dr. Final approval or denial is impossible to predict. Most recent correspondence from **NPS** is pasted below.

Thank you for reaching out. The team has met with Superintendent Swartout and provided her with information for her review. She is scheduled to meet with the Acting Regional Director soon and intends to brief him on the Wintergreen request. As everything we do with the request will require concurrence and approval by the regional office, this meeting is important in ensuring that we move forward with the Acting Regional Director's input. I am hopeful that we will be able to provide further direction after that meeting. If you don't hear from me by the beginning of next week, please check back in. Thank you again for your continued patience

Carbon Credits:

Jay distributed an update from Chandler (Conservation +) regarding the project. After a major review of open space ownership, by Jay, there is much less actually owned by WPOA and

available for carbon offsets (3533). It does not seem to be as viable as originally presented. More information to come in April.

Stoney Creek West Park – Next Phase:

Jay reported the path from Wood Nettle to Shamokin 5 and other pathway improvements planned to keep walkers away from the Golf course paths are ongoing. **The board members want the owners/public to know walking on the cart paths is prohibited during golf course (private property) operating hours and hope to educate everyone to use the approved WPOA paths.**

Trillium House Lease Spaces:

Jay Reported: The Wintergreen Nature Foundation (TWNF) leased space at the Trillium House is almost complete. We expect both spaces will be open by the end of February. The meeting room could open as early as next week with the lending library a week or two later. We will do a soft opening with an official announcement sometime in March.

Renaissance Ridge:

Jay reported VDOT (Virginia Department of Transportation) has weighed in on the project and his understating is that the improved property numbers recommended, with just a turning lane into the subdivision, is down to the low 90's. This has a large impact on the cost of the project overall.

- WPOA remains engaged with local and state officials, the developer and those opposed to this project. The project appears to be moving slowly ahead. The most recent design and density of units is included as an attachment. The first 2 phases represent the bulk of the project with a decrease in overall units expected. The current design suggests phase 1 and 2 could be approximately 90 units.
- We have no details on if/when phase 3 might be designed or completed. I think it is safe to assume phase 3 will depend on the success of phase 1 & 2.

Mrs. Asher adjourned the meeting into Executive Session at 11:50 AM.

At 11:59 Mrs. Asher reconvened the meeting.

Mr. Fischer moved to continue the research, fact gathering, planning, and direction for a Wintergreen Community Foundation.

Seconded: Mr. Bennett
Carried

Mr. Roberts will update the board on his findings in April. Mr. Luessen will provide documents to review.

CLOSING COMMENTS:

Thanks to all Committee Volunteers.

Snow forecast for this Valentines Weekend!

The next board of directors meeting is scheduled for **April 15, 2022 10AM Community Offices Building.**

Mrs. Asher adjourned the meeting at 12:05 PM.

Scheduled Meeting Dates:

April 15, 2022 10 AM

June 17, 2022, 10 AM

August 5, 2022 10 AM (Budget-2023) (Nominations Due for 2022 Election-Three)

November 12, 2022– Saturday 9 AM- Annual Meeting – election