

WINTERGREEN PROPERTY OWNERS ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
June 16, 2022 COB 10:00 AM

MINUTES

Members Present:

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

Absent:

Bill Martin
Jay Gamble

*Telecommunicating by phone

WPOA Staff:

Jay Roberts- Executive Director
Theresa Harris

Observing:

Ginny Poole
Lydia Tobitsch
John Tani

CALL TO ORDER – 10:05 AM

President Asher called the meeting to order.

MINUTES:

Approval of the April 15, 2022 minutes

Larry Luessen Moved to accept

Second – Bill Gatewood
Carried

TREASURERS REPORT – President Asher gave the report on behalf of Mr. Martin.

Booked Income for 2022 is on track. (\$4k Under budget)

Actual Booked \$6,653,878

Budget \$6,658,431

Expenses are normal for the midpoint of 2022. (\$64K Under budget)

Actual \$2,525,026

Budget \$2,589,240
Road expenses for Summer are on track. (\$16K Under Budget)
Actual \$766,406.
Budget \$782,036
Paving (surface treating) and road striping are scheduled.

2022 Annual Assessment collection process shows 53 collection letters sent before Memos of Lien are filed.

Disclosure packets are still going strong. 177 processed to date. YTD 2021 250

The Executive Committee reviewed the 2021 Audited Financials with the accountant and approved a final version. Copies distributed to the board. They will be posted to our website this week.

2023 Budget work is ongoing with the final approval date set for the next board meeting on August 5.

Our biggest challenges are in EMS/Police staff recruitment and retention, pay will be the focus point going forward.

RESORT UPDATE: Mark Fischer

Pacific Group is exploring a Mountain Biking Park for Wintergreen like the ones at their other resorts/Mt Washington.

Capital projects are running behind due to the rainy April and May. Approximately 2.5 million is slated for Capital Improvements including Golf, Tennis (new clay, lighting, paths) 8 Pickleball Courts at Devils Knob, Stoney Creek Golf Lot Paving, ¼ million snow guns, and smaller projects like IT and Pizza ovens. The Winter ended OK even with Christmas week rainy and COVID issues. Group Sales are strong after a 2-year COVID hiatus. Real Estate still strong with Club Membership sales good. Staffing and housing issues are ongoing and difficult.

Fourth of July activities planned with Fireworks on the 3rd.

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

- Staffing continues to be a challenge in all public safety operations. 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.
- SC Park path from the golf course restroom on Shamokin #5 to Wood Nettle is complete. Improving existing SC walking paths and adding additional paths remains a long-term goal.
- Overall owner satisfaction appears to be high. As problems arise, we address them.
- We continue to improve the wtgpoa.org website, adding new information, etc.
- WPOA newsletters are going out approximately twice per month, highlighted our efforts, local events and other news.
- 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.

- Snap-shot of property transactions in the last 3 years:
 Total sales since May 2019 until end of May 2022 = 1327
 - Mtn = 1043
 - Valley = 284
 - Roughly 1/3 of the properties in our community changed hands during this time.

ARB REPORT
6/15/2022

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

Mountain	13
Valley	22
TOTAL	35

Additions and Alterations

Mountain	35
Valley	16
TOTAL	51

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

Mountain	22
Valley	8
TOTAL	30

Active projects of all types being monitored by ARB

Mountain	70
Valley	46
TOTAL	116

The Nelson County Service Authority water and sewer line replacement project is complete. Road shoulder and stabilization related cleanup will continue for a few more weeks

The NCSA sewer treatment project near the gatehouse (Headwaters Lane) is underway with very little impact.

The NCSA manhole project is underway. As the details/schedule for the very disruptive locations becomes available, we will update the mountain community.

The Central Virginia Electric Cooperative transmission line project is progressing and should finish up sometime in August, if everything continues as planned. CVEC is going to be sending out notices soon about 2 outages planned for the overnight hours in Mid-July. These scheduled outages are related to this project. They should happen between 11PM and 5AM on July 19 and July 25.

- These infrastructure projects are causing some owner frustration. WPOA is working with all contractors to try and minimize problems/disruptions. While none of these projects are WPOA projects, we understand the importance of staying engaged.
- Carbon Credits – concept remains on hold pending improved market conditions. I will inform the Board if/when this topic warrants further consideration.
- Blue Ridge Parkway Exit – discussions continue, and the required environmental and archeological studies are being defined and scheduled. After completing the first list of to-do's, the next phase of this effort is likely 12-18 months out. As part of the Wildfire Attack Plan between Wintergreen and Dept of Forestry Agencies, WPOA is stockpiling gravel onsite to use as a temporary road base in the event of an emergency. Our goal is to have a permanent solution.
- I am exploring options for conducting a comprehensive owner survey, trying to identify companies who specialize in this work, develop a timeline, determine costs, etc. This topic will likely become an agenda item once I have collected additional information.

Renaissance Ridge: Hess reported DEQ will have plans soon. They have not closed on the property nor submitted final engineering site plans. Still a possible Fall 2022 groundbreaking.

Early Pool Season Thoughts:

- Getting to full staffing remains a challenge.
- Pool closure due to lightning alerts remains a frustration for a few owners. Last season, WPOA invested in 3 electronic monitoring devices at each pool to try and reduce false alarms. We are following the same protocols as other commercial pool facilities and the recommendations of regulatory agencies. Liability issues were discussed.

COVID 19 Operational Update:

- Covid positivity rates are increasing locally. We are working through the challenges and will adjust as needed if another surge warrants operational adjustments.

Update from Mitchell Barker Roads & Infrastructure:

- Chip seal/surface treatment should begin next week and will include all of the side streets below the Founders Vision Overlook. Oil prices have a big impact on the cost of gravel, emulsion, labor rates, etc..
- Annual road surface line painting is off to a slow start. Rainy weather and pop-up thunderstorms are wreaking havoc on our schedule.
- Connecting gravel walking trail between Lake Monocan, Trout Pond & Sawmill on the to-do list. Timing for work TBD. Identifying and costing out other sections of the original valley path network will be an ongoing project.
- Stoney Creek entrance sign renovation is ongoing. It will look the same but with new materials. Like everyone else, we are waiting on materials.
- SC entrance pond fountain is turned off and will remain off until the water quality improves. Algae bloom was causing the pump to get stopped up and shut down. Running it risks needing to replace the fountain pump at a significant cost.

- Mowing Season is here. Our ability to take on additional special projects is severely limited until the mowing season slows down. WPOA allocates 5 staff full time to grass cutting efforts.
- Repair and replacement of community signage is ongoing.

Update from Chief Curtis Sheets-Fire & Rescue:

- We are currently advertising for 5 open positions. 3 are related to the expansion of Nelson County Emergency Services.
- Once the NEMS expansion is complete, there will be 2 24-hour NEMS trucks. This matters to Wintergreen because it will greatly reduce the number of times, we provide mutual-aid and it will put NEMS in a better position to provide mutual-aid to Wintergreen crews if needed.
- Our EMS call volume continues to increase. For example, yesterday we had 3 ambulances enroute concurrently to three different hospitals. The patients in all three units were residents of Wintergreen.
- We recently had a structure fire on Fortunes Ridge. The call occurred during an intense lightning storm. The crew from the valley were already out in an ambulance. They were trying to get to Fortunes to assist because they were blocked in by downed trees. We're placing saws on all of our ambulances. Our mutual aid from Augusta County, as well as staff who were responding from their homes couldn't get around a stuck tractor trailer on Reeds Gap. The structure fire was handled by just the 3 people working in the mountain station. Damages to the house were probably in the 50k-75k range.
- Supply chain issues are causing us to use our rolling stock much longer than we typically would. We have two ambulances on order (1 NEMS and 1 WRS) They were ordered in September 2021. We're not sure if we will see them this year. The current average mileage on our ambulance fleet is over **93K**. The fire engine we ordered in 2021 won't arrive until sometime in 2023.
- We have gained several new volunteers and we have lost several. Many of our volunteers are "aging out". We could easily use an additional 15 volunteers.
- We continue our efforts to get a fiber optic connection between the mountain and the valley. Verizon was charging us approximately \$150 per month to transfer radio traffic from the valley to the mountain. Each month they increase the rate substantially. Currently they're charging approximately \$750 per month. If anyone has strong connections with Verizon, we need help!
- In our most recent round of Covid-19 Booster clinics we have given 285 doses. We aren't sure if there will be an additional clinic. We are seeing an increase of Covid cases in our area.
- The multi-month review of the Wintergreen Wildfire Attack Plan has been completed with our Department of Forestry partners. The draft version is being converted to a permanent version and will be distributed to all responders soon. This 150 page plan is what we will use if we ever experience a wildfire which threatens most of our community. The original plan was created in 2010.
- Design work for the Training Center continues. We should be submitting the final version of the site plan to Nelson County this week. Our training ground will **not** have an access point from route 151.

Update from Police Chief Dennis Russell:

- New Dispatcher starting Wednesday, 06/15.
- Sending one of our current dispatchers to the Law Enforcement Academy in Weyers Cave, starting 07/05.
- Two Patrol cars ordered last year are on the road, parts delay.
- Unannounced Evidence Room Inspection found in compliance with Accreditation standards.
- Working with Department of Wildlife Resources regarding bear mange issues.
- Spring handgun, shotgun and rifle qualifications completed by all Officers.
- Preparation and planning response to July 4th festivities at the Resort (in contact with Resort stakeholders).



NATURE FOUNDATION UPDATE: Bill Gatewood, Myron Maslowsky & Jay Roberts

Jay reported strong Fundraising Auction on June 3. Liz has left the organization after many years. Her replacement has started and is getting up to speed. They are busy regrouping since the COVID shutdown. Lots of programs and hikes planned. There will be an endowment meeting on 6/25. Doug and John James have helped with the Stoney Creek Park plans and options for native plants.

NEW BUSINESS:

Jay explained how our By-Laws are currently written in three sections and suggested clarification in the first section regarding observation by property owners at regular board meetings.

Language will be sent out for the board to review. Voting will be by email.

The WPOA Board of Directors voted unanimously by email to appoint Wayne Hachey as WPOA Rep. to the Wintergreen Property Owners Rescue Squad Board replacing Mike Friedlein upon his departure from their board.

OLD BUSINESS:

Land Planning: Chestnut Springs and Tuckahoe surveys are complete. Rodes Farm will be the last one completed before suggestions are made for future improvements/updates to all of these facilities.

Resolution: Jay presented a draft of a Resolution regarding rental/guests of owner's property relating to property management, Nelson & Augusta business licenses, and behavior guidelines. Our attorney has been consulted in preparation of the resolution. Jay explained the fine issues provided in the VA HOA Act before court action. Owners also have the ability to take court action against other owners for perceived violations.

Once adopted in August by the full board, a flyer like the one presented today will be finalized then posted to our web site and provided to all owners renting their properties.

CLOSING COMMENTS:

Observers: Mr. Tani, representing the group felt the resolution was a good idea as "rental" of units in the Stoney Creek area are topic of discussion in the Valley. There seems to be a whole new "demographic" of new owners and expectations.

The next board of directors meeting is scheduled for August 5, 2022 10AM Community Offices Building.

President Asher adjourned the meeting at 11:40 AM.

Scheduled Meeting Dates:

August 5, 2022 10 AM (Budget-2023) (Applications Due for 2022 Election-Two)

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