

WINTERGREEN PROPERTY OWNERS ASSOCIATION INC.  
BOARD OF DIRECTORS MEETING  
June 9, 2023, COB 10:00 AM

MINUTES

Members Present:

Karen Asher-President  
Robin Pullen  
Bill Martin - Treasurer  
Bill Gatewood-Secretary -Out of Town  
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:

Lydia Tobitsch  
Kathi Pevey

**CALL TO ORDER** – 10:10 AM

President Asher called the meeting to order. Review of Agenda and additions.

**MINUTES:**

Approval April 14, 2023 Board of Directors meeting minutes

Motion to accept: Karen Asher  
Second: Mark Fischer  
Carried

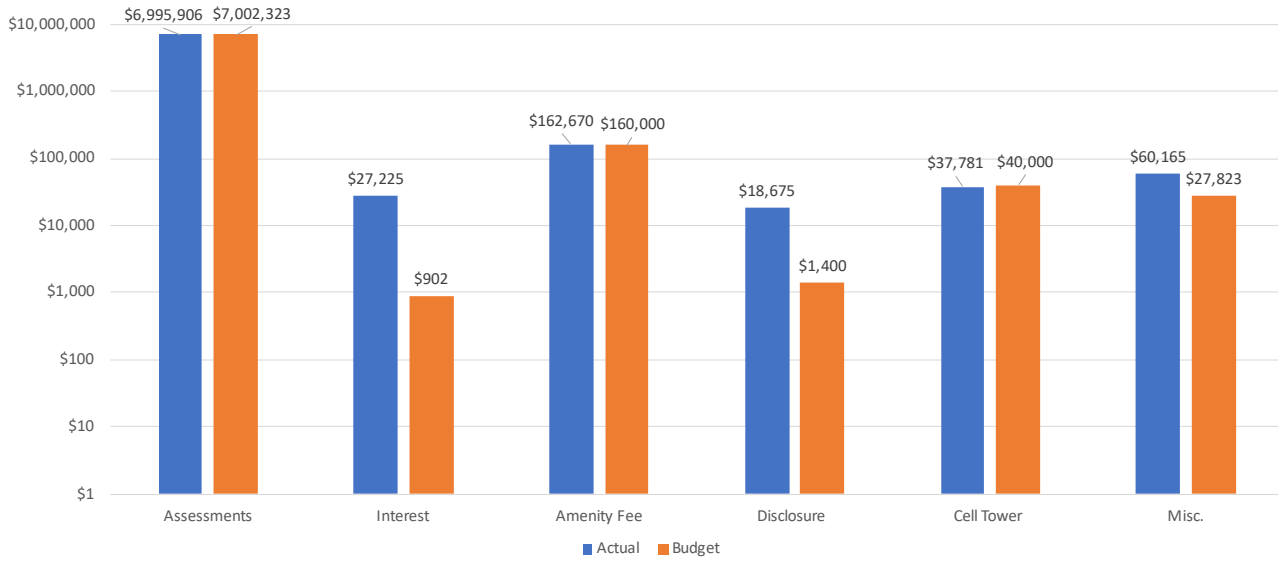
**PRESIDENTS REPORT:**

Mrs. Asher reported the Community Fair that is normally the morning of the November Annual meeting has been re-scheduled for July 2, 2023, in the future the July 4<sup>th</sup> weekend will be the new date for Community Fairs.

The Nominating Committee (Asher 7 Martin) met this morning regarding the 2023 Election. Applications have been posted to the WPOA web site and Mr. Roberts will begin recruiting for the two board openings in his newsletter this weekend. There are two expiring terms for members, Mrs. Asher and Mr. Gatewood. Mr. Gatewood is eligible for re-election. Applications for the election are due back to the WPOA office on or before 4PM, August 4, 2023.  
rs. Asher encouraged the board to check out the improved and beautiful new walking trail just completed from Deer Run to Long Pond. It then connects to the trout pond.

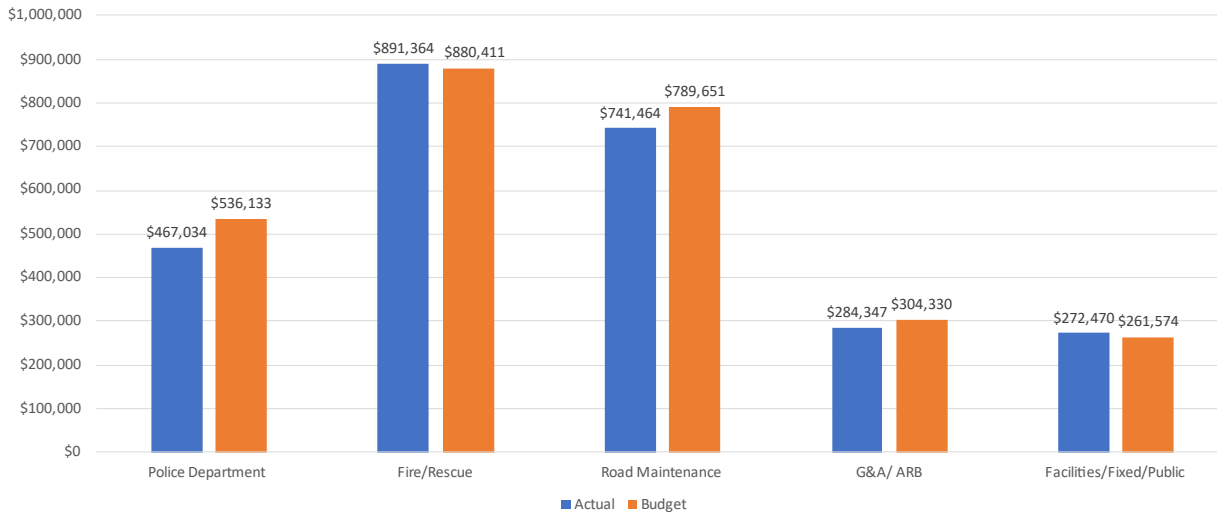
**Treasurer Bill Martin gave his report:**  
**May 2023 Income Exceeded Forecast: Actual: 7,302,423 Budget: 7,232,448**

May 2023 Income Actual/Budget



**May 2023 Expenses were Below Forecast: Actual: 2,656,678 Budget: 2,772,099**

May 2023 Expense Actual/Budget



INCOME of Note:

Assessments are on track for Billing and Collections. To date we have invoiced \$6.995 Million vs. a forecast of \$7.002 Million or 99.9%.

Interest Income is strong \$27,335 YTD, rates continue to add value, much more so than the past few years. Investments from CD's are at 3.687%. Sweep Accounts such as Roads, Money Market & Public Service provide 1.00 & 1.02%. Mr. Martin will proceed with moving the PS Sweep to a CD paying 5% for 7 months beginning 6/12/2023.

Amenity Fee YTD 2023 (162K) is on track for WPOA.

Disclosure packet requests are a little higher YTD. Budget is \$1,400, Actual \$18,675. (2022 YTD was \$16K) Real Estate sales drive this amount.

Cell Tower Income is on budget and Miscellaneous-Late Fees Invoicing, TCH Usage, P.O. Box fees are above budget.

Income YTD has exceeded budget.

EXPENSES of Note:

Snow Removal shows a savings of \$38K due to mild winter and lack of heavy snow/ice events (Maintenance/Roads Budget).

May is a very busy month in Road Maintenance \$741,464 YTD, with mowing and maintenance for major road and culvert projects. Road Striping was accomplished just before Memorial Day and will be Invoiced soon. Road Striping is covered in the normal operating budget. (\$71K)

Expenses in general are either on or below budget.

The 2023 Annual Assessment collection process is under way. Approximately 50 Memo of Liens will be filled in June. This is on track for our "final" push.

Our audited financial statements were delivered on schedule (just before May 15). The Executive Committee and staff reviewed and distributed the approved version to the Board. Final version posted to the WPOA website.

**RESORT UPDATE: Mark Fischer & Jay Gamble**

Mr. Gamble noted: Nights are finally warming up for Devils Knob and Outdoor Activities. The Wintergarden outdoor decks and hot tub areas have been redone. The pool was stripped and replastered. The SPA will receive its first HydraFacial Therapy Machine next week. These are wildly popular. Stoney Creek will receive new Golf Carts and Landscaping upgrades are underway.

The new updated Iron and Ale Sign will replace the Stoney Creek Bar and Grill sign at the SC Entrance.

Mr. Roberts looked inside and said it is just great. The anticipated opening is late June or early July.

July 4<sup>th</sup> weekend fireworks and the new Community Fair event are scheduled for July 2, 2023.

July 1 starts a month of Wintergreen Music programs.

The June 3 Wintergreen "Love of the Land" fundraiser was a huge success and having it located at the Devils Grill was a major plus. Over \$30k was raised. Bill complimented the entire DG Staff.

Resort and directional signs cannot be replaced along Rt 151, as it is a scenic byway, signs already in place are being refurbished and must be the same size and location as they are considered "Grandfathered in".

**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 2023 – 109 transactions
- Total transactions in 2022 = 360

**ARB REPORT**

**6/7/2023**

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

Mountain	14
Valley	23
TOTAL	<hr/> 37

**Additions and Alterations**

Mountain	35
Valley	16
TOTAL	<hr/> 51

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

Mountain	21
Valley	11
TOTAL	<hr/> 32

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

Mountain	70
Valley	50
TOTAL	<hr/> 120

- The unfinished home located at 1074 SC West continues to be a difficult problem to solve. The previous owner died suddenly leaving the property in limbo with multiple lien holders having claims against it. While the property has been sold to a new owner (previous

major lien holder), challenges remain in getting other liens released and getting the project finished. We are working on it.

- The NCSA sewer treatment project near the gatehouse (Headwaters Lane) continues with very little impact. This project is expected to finish Summer 2024.
- The NCSA manhole project is nearing completion.
- BRP Exit – The environmental consulting company succeeded in getting an official permit to conduct the “studies” required to consider the project for approval. While this is a big achievement, 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 related plans were submitted to DEQ and other agencies a week or so ago. Recent email press release can be found here: <https://us6.campaign-archive.com/?e=33d606267f&u=14ffa0d2814d7b64bb927d3f9&id=ebff004471> We have requested any documents shared with DEQ or other agencies be shared with WPOA so we can keep the community informed. New plan is coming and I have asked for a copy.
- Tuckahoe Hardscape project is complete.

#### **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:**

- We are busy cutting grass and maintaining the landscape areas.
- Hurt and Proffitt- emergency plan, dam break inundation study, and inspection for DCR Department of Conservation and Recreation underway. Dam related maintenance expected this Fall to include additional tree removal, seeding, etc. Extent of the work is TBD.
- Chestnut Springs Pool guard station up-grade is complete and both pools are open.
- Bids continue to trickle in on the pool area improvement projects under consideration.
- Road sweeping of winter salt and abrasives is complete
- Shoulder stone repairs are ongoing.
- Mullins Markings is almost finished with road striping and cross walks.
- Planned asphalt related work on Cedar Drive and Rodes Farm Drive beginning at Roberts Ridge still TBD – late Summer???
- Caton Construction is nearing completion on the second slip line pipe repair near Fortunes Ridge. White Oak is complete with the exception of grouting..
- Walking path improvements at the end of Deer Run are complete. Additional path improvements are being considered for future dates.

Karen called attention to the shoulders and pavement crumbling along the State Road (Monocan Drive) from Rt 151 to Napier Lane. (Jay will speak to VDOT and Ernie Reed on our behalf).

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

- We are currently fully staffed. (Can I get an Amen?)
- Our call volume remains up slightly over last year.
- There have been no major structure fires since the Hunter’s Point fire.

- Supply items which have been backordered for 2 years are finally starting to arrive. Yesterday we received a new power cot for ambulance 178. 50% of its cost (\$28,800) will be provided by the state.
- We have 2 ambulances set to arrive on June 30. (\$564,000). 50% is funded by Nelson County.
- We have new mobile radios for our apparatus on order. (\$209,000) 100% will be funded by Nelson County.
- We have been awarded \$100,000 by Sentara hospital to start a “Community Paramedicine” program in Nelson County. Our requested amount was 260k, which was to support 24 months of operation. We are currently considering ways to scale down the project such that we can work within the 100k allotment.
- Construction hasn’t begun on our replacement fire engine. Anticipated delivery remains within 2023. (\$725,000)
- We have recruited 7 new rescue drivers and we are pushing them through training as quickly as possible. We could use 7 more. We have only 2 active fire department volunteers. Ideally, we would have 10-15 fire volunteers.
- Next week Virginia State Police will be on the mountain for 3 days installing radio communications equipment which will tie all of Wintergreen’s frequencies to essentially every public safety frequency in the Commonwealth of Virginia. There is one County in Virginia which refused to participate in this initiative, and we were able to secure their equipment. WPOA has to pay the monthly Firefly bill, however there are no other costs associated with this upgrade.
- Construction of the training center remains on schedule and within budget. (1.5M) Anticipated dedication is Labor Day.

Chief Sheets addressed the Board in Person and handed out the Volunteer Fire & Rescue Strategic Plan and the Volunteer Fire 2022 Annual Report. Thankfully for fund raising and other liabilities, Wintergreen Volunteer Fire Department Inc. and Wintergreen Property Owners Volunteer Rescue Squad Inc. are two separate 401©3 entities. Over 3000 calls from our Nelson EMS department and on property agencies were answered in 2022. Shortly the ISO (Insurance) rating review will be performed. We are worried about the decline in Volunteer Fire Fighters may affect our rating.

Chief Sheets thanked the Board for their continued and constant support.

**Update from Chief Dennis Russell:**

- Top 5 Calls for Service: Traffic Stops 19, House Watch 16, Assist Agency 11, Assist Motorist 10 & Alarm 8.
- Mock Accreditation Assessment completed. We are reviewing the findings and making suggested adjustments before our final on-site in January.
- Officer R. Geer has completed the Academy and Communication Center training. He is working on 100 hours of Field Training and then will be released to solo patrol shadowed by a seasoned Officer.
- A previously employed Deputy for the Sheriff’s Office begins his career with us June 12th. He will receive 40 hours Communication Center training followed by 100 hours Field Training, which is a DCJS requirement regardless of prior law enforcement experience.
- Two reports of a mange bear in the White Oak area. Photographs indicate a severe case. This has been reported to DWR and they want to monitor the situation.

- Continuing our traffic enforcement in specific areas where our RADAR trailers and electronic speed monitoring devices indicate an issue.
- 2024 Budget preparation underway, which will include the findings of a recent pay study of surrounding law enforcement agencies.

#### New Business:

- Chris Lane has offered to serve on the ARB as a mountain rep. Chris ran for the WPOA Board in the Fall of 2022 and remains active and supportive of the community. ARB Chair and I have talked with Chris and we are nominating him for WPOA Board approval.

Mr. Maslowsky moved to nominate Mr. Lane as a Mountain Representative to the ARB Board.

Seconded: Jay Gamble

Carried

- Steve Moriarity was contracted to assist in educating the WPOA Board about WPOA's status as a VA Nonstock Corporation. A memo with his observations/legal opinions will be shared with the Board in the coming weeks, followed by a meeting to discuss. Date TBD

#### Old Business Items:

- Wintergreen Welcome Flyer 2.0 – The flyer has been revised and improved with QR codes, additional webpage links, etc. WPOA printed approximately 12,000 of these to be distributed over the Summer season. Flyer distribution details shared as separate document. We are trying to reach as many owners, renters, and potential owners as possible in quite a few venues. \$ 6-8K per year printing expenses going forward.
- Survey Results – I have provided summaries on questions 23, 40, and 49 for the Board to review and provide comment. The Board needs to develop an action item list based on the comments. Discussion on how best to do this. After much discussion the board was asked to review the summaries and come back to Jay with their top 5 action items. Things that educate the Community about WPOA and the Resort, something under WPOA control and feasible. (One prompted a lengthy discussion regarding EV Charging stations and the enormous cost of new utility infrastructure to support such an endeavor, over \$24K). Mr. Roberts and Mr. Gamble have been working on the EV issue since last Summer and will continue to look for affordable solutions. (12 miles away at Martins' Grocery Store in Waynesboro are new charging stations)
- Land Planning Update – Identifying potential pool facility upgrades, developing budgets and timelines is ongoing. Most recent estimates have been shared with the group. Survey results will need to be reviewed with consideration given to the options available, costs, community support or lack of support, need, etc. Survey responses indicate no new facilities, but improvement of existing.
- Rodes Farm was built in 1976. Needs major work soon. Board does not want to “bandage” or put lipstick on these projects. New rebuilding would be in the \$400K range. Major expenses for limited use and season. Future funding possibility discussed.
- Chestnut Springs was built in 1984 - Kidney shaped. Needs major work and improvements in the design. Board does not want to “bandage”. \$400K to replace and upgrade the facility. Jay will continue to get pricing and availability of contractors.

- Review and draft revision of the current Fire Pit policy is targeted for the August BOD meeting. Chief Sheets and Mr. Roberts are hoping to come to an approved Fire Wise “design”.

**Observer Comments:**

Kathi Pevey, Stoney Creek Resident and Pickleball enthusiast presented the board with a proposal for online scheduling of Pickleball at the Rodes Farm Tennis Courts/Pickleball Courts. The program, Core or Pro Skedda (\$400 Annually) , would be managed by Mrs. Pevey, Mrs. Pevey estimates 50-100 players use the facility and log in manually at Rodes Farm Facility (Binder with Times for daily reservations). She wants the binder to be eliminated. After much discussion, Mrs. Asher took the recommendation under advisement and will continue to discuss with staff and board members.

Mrs. Tobitsch asked about the speed limits along Monocan Drive. The State uses 35 on their portion of Monocan Drive and WPOA has a 25 MPH speed limit on their roads.

Mrs. Tobitsch indicated there are “unkempt” properties in Stoney Creek and believes them to be S. T. Rentals. Jay explained some people believe in the “natural” setting of their property while most in SC have highly manicured properties.

Mrs. Asher adjourned the meeting at 12:45 PM

The next board of directors meeting is scheduled for:

August 4, 2023 10AM (2024 Budget) COB

*July 2, 2023 1-4 PM Special Community Fair in lieu of November CF*

November 11, 2023 Annual Meeting 9AM Skyline Pavilion (Elections)