

WINTERGREEN PROPERTY OWNERS ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
November 6, 2021- Community Offices Building

MINUTES

Members Present/Telecommunicating

Tom Steele
Bill Martin
Larry Luessen
Karen Asher
John Coy
Bill Gatewood
Mark Fischer – Telecommunicating
Jay Gamble – First Meeting
Absent: Jim Wright
Newly Elected: Allen Bennett
Newly Elected: Myron Maslowsky- Telecommunicating

WPOA Staff:

Jay Roberts Executive Director
Theresa Harris

CALL TO ORDER: 12:00 PM Larry Luessen - President

MINUTES:

Approval of minutes for the August 6, 2021, Board/Budget meeting.

Motion – Steele
Second – Asher
Carried

NOMINATING CHAIR:

Mr. Coy moved to Appoint Larry Luessen as Board Member for a one -year term as allowed in the By-Laws.

Motion - Coy
Second- Asher
Carried

John Coy proposed the following slate of officers.

Mr. Coy moved to appoint the following 2021/22 Slate of Officers and Resolution of Authority to act on the behalf of WPOA

President – Karen Asher
Vice President – Thomas Steele
Treasurer– William Martin
Secretary – William Gatewood

Motion - Coy
Second – Luessen
Carried

The board welcomed the two newly elected members to their four-year terms:

L. Allen Bennett and Myron Maslowsky

Mark Fisher of Wintergreen Pacific LLC moved to appoint, by way of email (September 26, 2021) , Jay Gamble, new Resort General Manager, as the second Type D representative on the Wintergreen Property Owners Association Inc. Board of Directors.

Motion - Fischer
Second – Luessen
Carried

Mr. Luessen thanked the Executive Committee and Jay for all their help as President.

Mr. Luessen and the Board thanked Jim Wright and John Coy for their many years of dedicated service to WPOA.

Mrs. Asher took over as presiding President. Mr. Coy left the meeting.

OLD BUSINESS:

Jay discussed the history and proposed lease agreement and stipulations for space in the Nature Foundation Building on Wintergreen Drive. The board had reviewed the agreement and after discussion:

Mr. Luessen moved to proceed with the Lease and cost as presented to the Board

Motion – Luessen
Second – Steele
Carried

NEW BUSINESS:

In February Jay will be discussing short term rental issues with the Board, and possible “rules” and/or guidelines for owners renting their properties, also the proper way for owners to alert Nelson/Augusta County Commissioner of Revenues of their business operation and tax filing.

ADJOURNMENT:

Mrs. Asher adjourned the meeting at 12:46 PM

The 2022 February meeting date was set as:

February 11, 2022 10:00 AM

PROPOSED DATES AND TIMES:

April 15, 2022 Friday 10 AM

June 17, 2022 Friday 10 AM

August 5, 2022 Friday 10 AM (2023 Budget Approval)

November 12, 2022 – Saturday - Annual Meeting 9 AM