

WINTERGREEN PROPERTY OWNERS ASSOCIATION INC.
BOARD OF DIRECTORS MEETING
February 21, 2025 Community Offices Building 10:30 AM

MINUTES

Members Present:

Allen Bennett-President
Robin Pullen*
Bill Martin – Treasurer
Bill Gatewood - Secretary
Jim McCaffery*
Houston Sorenson-Vice President
Jay Gamble
Mark Fischer*

*Telecommunicating by Zoom

WPOA Staff:

Jay Roberts- Executive Director
Theresa Harris

CALL TO ORDER – 10:25 AM

President Bennett called the meeting to order. Introduction and Opening Remarks.

Review of Agenda and call for additions – Allen Bennett

MINUTES:

Approval of November 9, 2024 Annual Meeting and Board of Directors minutes with corrections.

Bill Martin Motioned to accept both sets of November 9, 2025 Minutes

Second: Bill Gatewood

Carried

Treasurer: Bill Martin

Meeting: February 21, 2025

Income of note year ending 12/31/2024

- * Income for 2024 exceeded budget in Assessments booked, (Positive \$31K) as well as Interest Income, Disclosure Packets, Cell Tower and Amenity fee income.
- * Interest rates were in the 5% range for 2024. Three CDs mature in February and will be renewed. \$170,000 from interest income was reinvested in reserve accounts.
- * Amenity fees for 2024 were \$333K, a strong year end finish.
- * Resale, (Disclosure) packets finished \$56.6K over forecast. The Resale market is still strong.
- * Cell Tower and Misc. income were as expected.

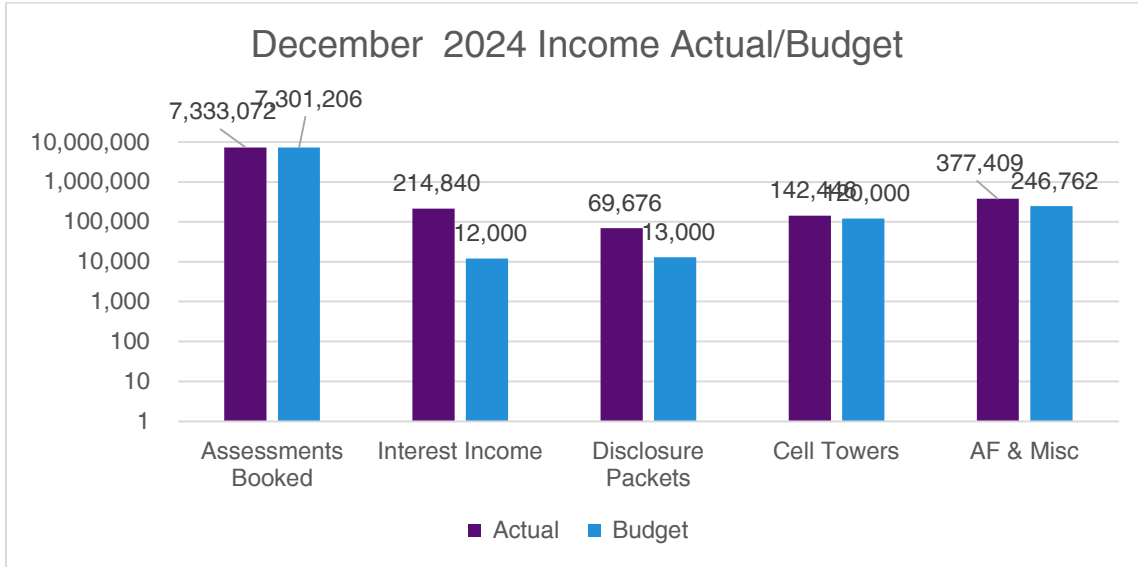
Expenses of note year ending 12/31/2024

- * Police Department capital expenditures ended \$48K over budget, 3%, due to additional capital purchases e.g. computer software and hardware.
- * Fire and Rescue, a major budget item, was \$278K under budget, 12%, as 24/72 and personnel costs were lower than expected. Some of these expenses will be carried over to the 2025 budget.
- * Road maintenance was under budget. Lower snow removal costs and employee health care benefits.
- * G&A/ARB were over budget due to new computer accounting software expenses.
- * Facilities, Fixed, Public Areas, were as expected with improvements to Black Rock Park, overlooks and trails.
- * Approximately 50 Memo of Liens were filed in June 2024. The collection process begins March 1, 2025. Several properties are in foreclosure.

Income

Actual: 8,137,442

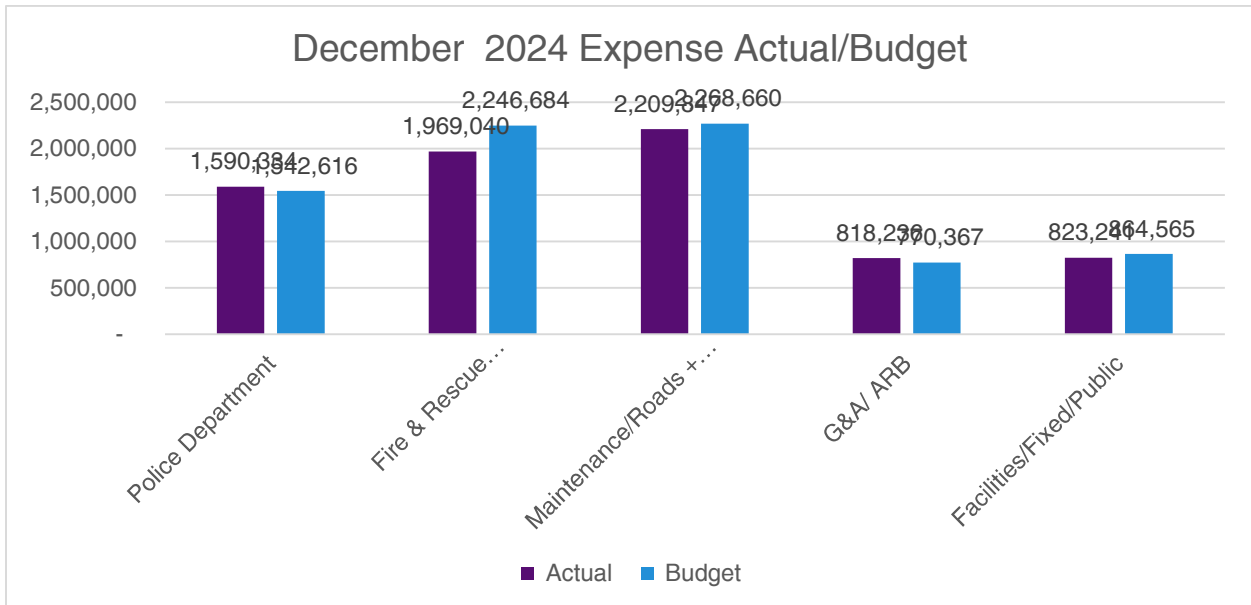
Budget: 7,692,968



Expenses

Actual: 7,410,697

Budget: 7,692,892



Strategic Initiatives Reports and Discussion-McCaffery

Due to the weather-related postponement of the Feb 12 workshop, these will be updated at the next meeting.

Emergency Exit – Martin - Per Bill the Exit is exactly 1.7 Miles down Laurel Springs Drive. Per Bill Gatewood House Bill No. US S5430 (Blue Ridge Fire Safety Act of 2024) was listed in Bill Tracker as Dead 1/3/2025. MP 9.6 on the Blue Ridge Parkway in VA.

Potential Pool Projects – Pullen & McCaffery

Board of Supervisors Relationships – Bennett

Owner Engagements – McCaffery

Risk Management – Bennett

Resort Update – Fisher/Gamble

Jay Gamble reported this has been the STRONGEST Ski Season in years. Opened 12/07/2024. In the past two weeks there has been 15” of snow with fresh power this week. Tickets are being sold to 3/16/2025. This weekend 22nd-23, the 22nd is sold out. Season passes for 2025-2026 go on sale 3/3/2025. Thursday was the return of local’s night. Anticipated attendance of 300. **770** local skiers came. Golf is frozen. Spring, Summer, and Fall lodging is ahead of 2024. Peace of Mind Property Services has stopped short-term rental management. Some of these units have returned to the Wintergreen Rental market.

Executive Director Jay Roberts Report

- The Renaissance Ridge project is still undergoing final planning/zoning approval with Nelson County. WPOA has asked the developers for an update that can be shared with the community. Appeal by adjacent landowner is ongoing.
- WPOA assessment collections are consistent with previous years. We have approximately 200 assessments remaining unpaid. This number should gradually decrease in the coming weeks. Historically, approximately 50 assessments end up in collections/liens filed. Our new accounting system can directly email Invoices.
- WPOA migration to new accounting system is ongoing. While the accounts payable system and receivable modules are working well and a significant improvement, the payroll module is not functioning well. We are researching alternatives and will move to a different platform soon.
- Nelson Emergency Communication Office (911) dispatching all emergency 911 calls is going well. Wintergreen continues to serve as a backup and supports Nelson as needed. Our dispatchers are handling non-emergency calls. These include coordinating police, communicating with road crew, and answering owner and guest calls for service, calling in snow removal, tow trucks, etc. Nelson is only handling 911 calls for WPOA.
- Final Draft of the Environmental Assessment for the parkway exit has been submitted to NPS & BRP for comments. The project is currently on hold because of staffing

shortages, damage from NC floods, and funding/personnel cuts in the news. We are moving ahead with the exit building assuming the exit road will be delayed indefinitely. The exit building greatly increases our chances of success should an emergency occur that requires constructing a temporary exit during an emergency.

- WPOA Website (www.wtgpoa.org) continues to evolve with regular updates, news stories, articles and new pages. Newsletters are going out every 2-3 weeks depending on what is going on and what new and updated news we have. Readership remains extremely high with 2,800 subscribers and 80% open rate. To maintain subscribers and interest, we are sending newsletters only when we have important news. Mail Chimp works very well for owner feedback results.
- WPOA has received 2 fence proposals from homeowners of golf course lots and these will be shared with the full board for discussion. The ARB is not permitted to approve fence projects on lots that border the golf courses.
- The Federal Corporate Transparency Act (CTA) requirements continue to get bounced around in Federal Courts. WPOA is exempt from these requirements because of certain exemptions. These exemptions include exceeding the number of employees and revenue under the Act. I have requested a letter from the WPOA attorney confirming our exemption.

ARB REPORT

2/13/2025

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

Mountain	6
Valley	<u>14</u>
TOTAL	20

Additions and Alterations

Mountain	32
Valley	<u>12</u>
TOTAL	44

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

Mountain	14
Valley	<u>11</u>
TOTAL	25

Active projects of all types being monitored by ARB

Mountain	52
Valley	<u>37</u>
TOTAL	89

Roads, Facilities, and Open Space:

- Recent snow/ice & rain events are taking their toll on staff and equipment. We have not had to dip into snow/storm reserves. Snow is good news for the resort and ultimately WPOA. Our Salt vendor is completely out of salt, requiring WPOA, VDOT and many others to look at other options and use what we have efficiently.
- Nelson County Service Authority is aware many of the manhole repairs have dropped creating dips in the roadway and snow removal obstacles. They plan to address these in the Spring/Summertime period.
- Re-plastering of Chestnut Springs Pool is tentatively scheduled for this Spring. We are waiting for an update from the pool company on the schedule.
- Rodes Farm Pool re-do is tentatively scheduled for Spring 2026. The timing and extent of this work will depend on the status of Renaissance Ridge. Reminder the RR project will require a slight increase in pool size plus it generates the funds needed for this project.
- Rodes Farm bathroom upgrades complete with only minor punch list items remaining. They are currently open, and comments are positive. The new bathroom design provides much better first impression, improved finishes, improved lighting, improved accessibility, and allows for year-round use.

Update from Chief Curtis Sheets: Fire & Rescue

- 2024 statistical reporting has wrapped up. In general, call volume year over year increased by approximately 7%. There really is no single category driving the increase. The annual review has been presented to the WFD BOD and the 2025 WFD budget has been approved. The annual review for WRS was postponed due to snow and the rescheduled meeting will occur next Tuesday.
- We have experienced a premature engine failure on the training captains vehicle. The vehicle has 88k miles. The replacement engine is \$10,400 of which GM has offered to pay \$3,500. Our in house attorney is representing us on this issue.
- Our fire academy is approximately 50% complete and all reports by students and instructors are positive.
- Work continues to host an EMT course as well as an EMS Summit in the fall.
- Our request to appoint a fire marshal has been tabled by the Nelson BOS. We will work over the coming month to answer their questions before trying again.
- Work on the Firefighter Development Center continues to progress. We recently purchased a mobile classroom trailer which was manufactured for the Department of

Defense. We found the original paperwork indicated the original price as \$202,400. We paid \$7,900 and then paid \$2,100 to have it delivered. We're exceedingly pleased with its potential.

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Update from Police Chief Dennis Russell:

- Top Five Calls for Service: House Watch, Parking Complaints (46), Traffic Stops, Assist Motorist and Disabled Vehicle.
- Since January 1st we have made 58 Traffic Stops and written 21 Summonses for Speeding. 85% of the speed data at Station one has decreased from 33 to 31 mph.
- Recruit in the Academy scheduled graduation end of May.
- Spring Firearm Qualifications in March. Possibly conducted at Zenith's indoor range. (Never conducted a complete qualification for all officers at their range)
- Deer depopulation is complete for this season. With additional hunters we were able to meet our season goal (60).

New Business:

*Upcoming WPOA goals discussion via Workshop – Bennett
Workshop moved to March 2025 due to weather.

*Jay presented two fence requests. ARB Denies all fence requests boarding on the Golf Courses. Jay then reviews all requests on a case-by-case basis.

- 1) S. Forest Dive (Devils Knob Hole 14 Golf) request denied by Jay after scrutiny from WPOA Board.
- 2) Windwhistle (Monocan Hole 9 Golf). Approved with strict specification requirements from Jay and WPOA Board.

*Confirm 2025 Meeting Dates: Last page.

*Formation of Nominating Committee – McCaffery
Resignation of Myron Maslowsky-Appoint replacement soon.

Mr. Bennett wants a close look at the process of nominations. Mr. McCaffery will chair with several other board members.

Old Business Items: Jay Roberts

The Wintergreen Overlook Project will begin in early Spring. Estimates \$90K from WPOA and \$90K Wintergreen Community Foundation. This will be a showcase project for WPOA.

Rodes Farm Bathroom/Pool House Renovations near completion with finishing touches in the next two weeks.

Exit Building project update: The building is out for bid. Three quotes are being sought. First estimates looked to be \$300 sq. ft. It needs to be our “Augusta County Fire Station” also. The look and functions need to be up to WPOA standards.
See above for additional information regarding project.

Raw Water Pipe will be discussed at the workshop in March.

Comments/Concerns N/A – No Owner Observing

Future 2025 Board Meetings 10:30 AM Community Offices Building

April 18, 2025

June 27, 2025 (June 28 is the Celebration of the Crawfords Knob Dedication)

August 8, 2025 (2026 Budget)

September 12, 2025

November 8, 2025 Annual Meeting and Election

Mr. Bennett called for adjournment of the meeting.

So moved Bill Martin

Second: Jay Gamble

Carried