

**Wentworth Resort Townhouse Condominiums  
Board of Directors Meeting  
January 19, 2008**

The meeting was held at the Wentworth Hotel, at 9:30 AM.

Present: Doug Nolting, Fritz Koeppel, Irina Ilieva, Management. Mike Dinneen, D.D. Warren, Jack Kwesell, Dick Wright, John Sevee, Dave Treadwell and Blake Smith, Board of Directors. Guest: John Bruni.

**Agenda**

**1. Management Report**

Financial:

Fritz Koeppel reviewed the financial information provided for the month of December 2007. Balance sheets are in order, with all owners paid up. No building repairs being done, due to snowy conditions. Septic repair costs are ahead of budget, but this should even out as the year goes on.

Operations: Delivered and stacked wood at a number of units; responded to Alarms in several units; re-keyed front door Unit 31B; removed snow and ice from all 3 bedroom units' overhangs; moved garbage from permanent to temporary dumpster.

Punch List: No activities on the Punch List.

Buildings: No activities on building

General: Sent billing for second period of the fiscal year; contacted Presidential Pest Control for rodent control; responded to septic alarms building 20 and 12; inspected and cleaned Dumpster Building every week.

Discussion: Waste management was not well done over the holidays, missing two scheduled pickups. It was recommended that we change companies, due to poor service being received (currently Waste Management). Fritz will check out the cost of going to North Conway incinerator, and if it is comparable, we will make the change.

Northern Green is to be complimented for the good job of clearing snow in the condo complex.

Capital Expenditures: No activities

**2. Minutes.** The minutes of the December 2007 Board meeting were approved.

**3. Finalization of WMOP Supply and Service agreement**

Mike will sit down with the White Mountain people to iron out the wording, and sign the contract. WMOP is operating on the basis of the contract being in place as of Dec. 1. DeDe asked if we could get a list of owners who are on the contract, so we could contact owners who are not.

**4. 2007 Annual Meeting discussion**

- Jack Kwesell led a discussion on the matters raised by owners in the annual meeting.

- Hot water heaters: insurance insists on their being replaced every ten years. Fritz will ask Huntley Allen to check on options. White Mountain will be asked about having a whole heating system in the laundry closet for the two bedroom units.

- Window replacements: Mike checked on this – it could be done by replacing the glass only; Portland Glass or Granite State Glass can do it. It is much more expensive to

replace the entire windows. Fritz will send an email to owners to ask about interest in installing new windows, in order to explore getting a deal with a glass company.

- Satellite service: The only way to cut costs would be to have sharing of a satellite dish among owners in a common building. It doesn't seem necessary to promote this, given the universal presence of cable in each unit. The board still has to approve the installation of any new dish.

- Interiors of units: it was agreed that individuals could do their own assessment of interior changes and bring engineering results to the board for approval. There are structural issues, as well as common areas that are involved. The main issue seems to be the posts that are in the middle of rooms in both 2 and 3 bedroom units. Norman McClane is the owner who was interested in this issue. He had offered to head up a group to look into this. Jack will send him a letter asking him if he will follow through with this.

### **5. Old Business**

Several board members reported having White Mountain come for repairs to the heating systems. All repairs from Dec. 1 should be covered by the new contract. The board recommended that maintenance checks on heat should include notices to owners that the check has been performed. Maintenance personnel check whenever the temperatures and wind warrant (around 0 and/or windy).

- The new bylaw has to be brought down to the Registry of Deeds, signed and recorded. Mike and Jack will follow up on this.

### **6. New Business**

- Lease for J-Town Deli – Mike had our lawyer draw up a new lease. We are doing this because it will help aesthetically for our association, alleviate the traffic problem and will prevent people from parking in front of building 180.

- Michael Mallett is working on a current site plan, and should have it done this year. It will include delineating the golf course, the hotel, and the association land.

- Bartlett Tree – we have about \$6000 for work on the trees. Bartlett Tree always comes in above the budgeted amount. Fritz wants to get estimates from another company because of difficulties with Bartlett.

The next board meeting will be February 16 at 9:30, Wentworth Hotel.

The meeting was adjourned at 11:05 AM.

Submitted: Dick Wright, Clerk