

Wentworth Resort Condominium Association
Board of Directors Meeting - July 18, 2009
9:30 AM

Place: Wentworth Hotel
Present: Jack Kwesell, Mike Dinneen, DD Warren,
Blake Smith, David Treadwell, Rosemary
O'Brien
Management: Fritz Koppel, Irina Illieva
Guests: John Bruni

Management Report:

The Management Report was presented by Fritz
Koppel. (See attached Management
Notes)

Quotes received for altering the electric meter
configuration were received from:
Summit Electric
Ivor Encyen
Di Pietro (expected soon)

Total estimated cost about \$8,000 - at about \$1,920
per year this is about a 4 year
payback (landscaping included)

Discussion on bidding for Condo work:

Three quotes are generally required
but sometimes is difficult to obtain
multiple bids. Our management has
good knowledge of operations in the
valley so multiple bids may not always
be necessary. The Board will discuss
at future meeting.

White Mountain Oil tank replacement.

After inspection of the tanks, Dana
will schedule operations. We expect
landscaping repair to be done by White
Mt. Dana to provide a written report
of the inspection results.

Executive Session to discuss legal matters : 9:55
Executive Session closed 10:05

Ice and water shields:

Fritz got estimates for partial and
entire roofing of buildings 7, 31, and
84. Partial replacement is estimated

at \$6,840 per building; and \$17,200 for half. For comparison, the estimate for replacing the whole roof is \$30,700.

Jackson Water Commission:

A meeting is scheduled for July 31, 2009

Water Heaters:

Presently we have a 10 year water heater replacement policy required by our insurance company. Floodwater alarms were discussed as an alternative to replacing water heaters. Alarms are estimated at \$400, a water heater is estimated \$700.

Information on tankless on-demand heaters will be obtained. Fritz has Huntley's list of water heater installment dates and we plan to notify owners when their water heater must be replaced. It was suggested that the Board take over the replacements, but there are too many variables to make that practical. Joint purchases might be an option, or tank rental another. Owners to be reminded at the annual meeting.

Painting:

Building 7 is the worst. Fritz is getting bids.

Chimneys:

Wood burning fireplaces to be inspected. Fritz to submit a list.

Deck Maintenance:

Decks on 5A, 8, 3A slope towards the building. To be corrected.

Punch List:

2009 punch list to be revised with input from owners.
2010 punch list will be new for current items.

Financials:

There is about \$10,000 operation budget deficit.

There is \$50,000 left in cap ex. We will in the future probably spend more on snow removal from the roofs. Fritz to prepare a budget for the annual meeting.

June 20, 2009 BOD Meeting Minutes:

Approved

Old Business:

Mike Dinneen will talk with Mike Mallett in regard to updating plans for the subdivision and the golf course. We need these for the Water Commission.

New Business:

Condos on the market:

10A, 8C, 82B, 31D, 13B, possible also are 84B, and 84C

Executive Session to discuss Landscape/snow removal firm:

Opened at 11:30

Closed at 11:47

Next Meeting:

August 22, 2009. Mike to take minutes.

Adjourned:

The meeting adjourned at 11:50

Attachment: Management Notes for 18 July 2009