

**WENTWORTH RESORT CONDOMINIUM ASSOCIATION**  
**Board of Directors Meeting – June 14, 2008**

**Place:** Wentworth Hotel

**Present:**

1. Management Team: Fritz Koepfel
2. Directors: Mike Dinneen, D.D. Warren, Jack Kwesell, Blake Smith, John Sevee
3. Guests: John Bruni

Meeting called to order at 9:40 AM by board president Jack Kwesell.

**AGENDA:**

**1. Management Report**

- Boiler shed venting

The Town fire chief and building inspector have not yet provided guidance to the WRCA on what they want for shed vents. Mike Dinneen has looked into vents that automatically close when the temperature in the boiler sheds reach various temperatures, which seems to be what the fire chief was seeking. Based on Mike's research, the Board will make a proposal to the Town fire chief and building inspector in order to get the process moving and avoid further delay, and avoidance of boiler warranties. What ever is done must be coordinated with WMO who hold the boiler warranties. The cost for these vents is currently unresolved.

- Hot water heater replacements and ice damage

Fritz will attempt to make a site walk-around within the next couple of weeks and put together a punch list for site-wide repairs.

- Roof repair

Roof ice panels have been purchased for the 2-bedroom buildings west of Wentworth Hall Ave.

- Presidential Pest Control recommendations

Presidential Pest Control has recommended that the WRCA trim trees away from building sides to mitigate easy pest/varmint access to the units.

- Other winter damage repair

Snow load damage repair to the roofs of Units 10B Joshua and Units 10A and C Georgia, have been completed. Roof leak stains at Unit 10B Joshua have been repaired. Bldg. 17 leachfield vent pipe has been repaired. New carpet padding has been installed at Unit 31D. Ice breakage of a window in Unit 6A has been repaired.

- Doug Nolting replacement

Marcel Leveille will be replacing Doug as Wentworth Maintenance Supervisor starting this coming week. He will spend a couple of days with Doug so he can be briefed on issues and responsibilities.

- Building painting this summer

Fritz has scheduled this summer's painting of Buildings 20 and 77 as requested by the Board. There are funds available in the budget for a total of three building to be painted this year. The third building, other than Buildings 20 and 77, will be selected during the Board's walk-around next month.

- Waste Management Contract

Fritz has contracted with North Conway Incinerator for managing the WRCA solid waste. Their contract amount is less than our former solid waste hauler.

## **2. Financial Report**

### **-Current account status**

All accounts are reconciled and cash-flow appears to be adequate for this fiscal year, not withstanding all the issues associated with the 12 Cottage Drive fire and heavy snows this past winter. The Board chairman asked Fritz to perform a cash-flow projection until the end of the fiscal year to better confirm there are no cash flow issues that are foreseeable. Fritz indicated he intends to reorganize his financial spread sheets to better separate the 12 Cottage Drive costs and the regular WRCA operating costs.

### **-Delinquent payments**

Two owners have not yet made their assessment payments. The Board reviewed WRCA By-law protocol for non-payment but no decisions were made at the current time.

## **3. Approval of May 3rd BOD Meeting Minutes**

- The minutes were unanimously approved by voice vote.

## **4. 12 Cottage Drive Reconstruction Status**

### **- Schedule**

The building construction appears to be on schedule and should be completed in the Fall.

### **- Owner purchase of appliances**

Owners have been instructed by Peter Bonnette that purchase of appliances and cabinets (for instance), that will become part of the construction, must be thru PM McKay.

### **- Insurance company settlement**

The current reconstruction settlement is for about \$1.3 million. The Board requested that Fritz contact Peter Venie of Vermont Mutual to determine if we can obtain the remaining settlement money for entry into the WRCA accounts

### **-Landscaping costs**

Fritz will check with PM McKay about landscaping cost budget to reconcile Eastern Greens cost estimate which appears to be above the budgeted amount.

-Fritz will check with Vermont Mutual about covering the approximately \$600 to \$750 estimated cost for lawn/plantings repair associated with the fire that was discovered after the snow melted.

## **5. Old Business**

- The Board agreed that a letter to the Town's Board of Selectman thanking them for the Town's support and help during the 12 Cottage Drive fire and to correct an error in the May 5, 2008 Selectman meeting concerning WRCA contingency funds.

## **6. New Business**

### **-June 11<sup>th</sup> Progin/Holmes letter**

The Board received a letter dated June 11, 2008 from an attorney representing Progin/Holmes raising the issue of how the \$25,000 insurance deductible for 12 Cottage Drive should be distributed. Prior legal opinions provided to the Board indicated that the deductible is shared only by the owners of the unit affected by the fire. The letter, citing certain sections of the WRCA By-laws, opined that the \$25,000 should be shared by all

80 condominium owners of the WRCA. The Board agreed to forward this letter on to the WRCA attorney for comment and guidance to the Board.

- The board commended Jack Kwesell and Mike Dinneen for all the work they have done in connection with the fire and rebuilding of 12 Cottage Drive.

-The Board asked Fritz to begin preparing a quote for the next management contract.

#### **7. Date for next BOD Meeting**

- It was agreed that we should meet Saturday, July 19. The Board agreed to postpone the annual walk-around of the WRCA properties until that meeting. By postponing the walk-around the Board will have Fritz's site-wide repair punch list.

#### **8. Meeting with Building 12 Owners**

-The Board met with Ken and Karen Lidman and Troy and Ellen Allen concerning their continued request for expanding their to-be reconstructed decks by two feet. The Unit 12 owners indicated that even though the decks would be larger by two feet, the support posts could remain in the Limited Common Area according to the builder PM McKay. They further requested the Board review WRCA By-Law Article VII.2.d which, they said, has language to allow the Board to approve a deck expansion into Common Area (assuming all other conditions are met); no legal analysis from an attorney was provided. The Board agreed to have the WRCA attorney review By-Law Article VII.2.d and provide the Board with an analysis and guidance as to its meaning specific to the deck expansion request. The Board asked Ken Lidman to have Judy Holmes' attorney to review the article language as well.

Meeting adjourned at 1:00 PM.