

**Wentworth Townhouse Resort Condominiums
Board of Director's Meeting
June 26, 2010**

Present

Board Members: Jack Kwesell, Mike Dineen, DD Warren, Dave Treadwell, Rosemary O'Brien, Blake Smith

Guests: John Bruni

Management: Fritz Koeppel, Marcel Leveille

The meeting was called to order at 8:30 AM by president Jack Kwesell

Management Report

Fritz reviewed the Management Report and the Punch List:

Many items on the list have been completed and new items added. Safety issues have been addressed. Trees cleaned up, permits for building 82 work submitted and negotiations on price underway. Rain delays have slowed some of the work.

Financial Report

Fritz reviewed the Profit and Loss reports. Capex for the fiscal year is nearly completed. The budget expenses is a little behind at this date but will be in line probably by next month.

Association fees are up to date with the exception of one unit owner. Legal steps are being taken to protect the Association.

Squirrels are into unit 10B. This is being corrected by the squirrel guy. The Board decided not to have every building protected due to the high cost.

Chimneys and fireplaces have been inspected and cleaned where necessary. Some fireboxes need to be repointed. An estimate for this work is needed.

DD reported on the status of our Christmas wreaths. She is able to get a discount on quantity but needs a list of what is needed. DD will work with Marcel to get the information needed and price quotes.

The septic system at the maintenance shed at the golf course has been repaired for about \$1000. A report on what was done will be obtained.

Email statements will be used where possible starting in October. Notice will be given with the next Invoice on July 1. A master list of email addresses will be compiled.

May Board Minutes

The May Board minutes were approved.

Insurance Policy

The Board's policy on insurance claims has been investigated. The Board will issue a resolution so that all unit owners will understand how the Board operates. A draft of the resolution has been reviewed and will be adjusted so that all questions are answered.

It was decided to follow up with an amendment to our By-Laws in order to avoid possible challenges. This will not be a change but rather a clarification of the Board policy.

The resolution should indicate steps to follow on claims. Blake will work on the resolution. Jack will send the results to Wayne Infinger, insurance; and perhaps the lawyer. It is expected that a meeting with Wayne will result next month.

Water Heater Systems

Notice to replace water heaters after 10 years use has not been done. This needs to be done immediately. Management will track the installation and make periodic inspections. A letter will be sent

out in regard to the inspections and the need to replace heaters after 10 years.

Catch Basins

Catch basins have been inspected and some need repair, and or clean out. Quotes for this work will be obtained by management

Next Meeting

The next Board Meeting will be July 24, 2010 at 9:30, Saturday.