

The Wentworth Resort Condominium Association
Board Meeting Minutes
Saturday, March 20, 2010
The Wentworth

Present

Board Members: Jack Kwesell, Blake Smith, Dave Treadwell, DD Warren, Mike Dinneen

Management: Fritz Koeppel, Irina Ilieva, Marcel Leveille

Guests: Stan and Marie Weiss (13B), John Bruni

Meeting was called to order at 9:30AM by President Jack Kwesell

Management Report

Marcel began by going over the Punch List. He explained that the cabinet in 84A was not falling down, but the doors just needed repair. He also reported on the gas leak in 31A.

This was an old issue. Marcel mentioned an estimate on a fan in 77B. This was on the punch list; however, this is the owner's responsibility. A major issue was water in 180A. The area behind the building was regraded to prevent this from happening. This is the first flooding since the work was done. It appears that the water went in between the foundation and the sill. Fritz asked the owner to file an insurance claim, but the owner refused. There was a leak in 66D. This was caused by a crack in the foundation which allowed water to get into the kitchen. Maintenance will repair the crack in the spring.

There was an unusual amount of rain this spring which caused problems everywhere in the area.

Jack is concerned about the insurance. There is a serious question about who pays for what in insurance claims. Jack is going to talk to Wayne Infinger who is our insurance representative. We must be on solid legal ground as to who pays the deductibles. Jack believes that it all boils down to how the declaration of condominium is worded. Other owners have filed claims on their own policies in the past to cover the deductible.

There was a bill from Duraclean for the clean up of the flood in 180A. We decided to pay Duraclean so they would not have to wait to be paid. Jack will find out who is

responsible for that cleaning bill after talking to the insurance agent.

There was a sewerage back up in all four units in Building 17. Marcel passed around a diagram showing the covers to the septic chambers being under water. We are not sure that the pump is working or that the pump couldn't keep up with the extra flooding. Marcel will make sure the pump is working. A discussion ensued regarding the operation of the pump chambers and septic systems. Marcel also noticed that the catch basins were filling up with silt. He will research cleaning them out.

There was a discussion on Christmas wreaths. Should we purchase new wreaths or keep the old ones? DD suggested that we check with Grenon's in Bedford, NH for pricing.

Regarding the dumpster problem, Blake brought in a fake camera to be mounted outside the building to discourage usage of the dumpster by unauthorized individuals. Marcel changed the light switch from a toggle switch to a key switch.

There was a discussion of anti-freeze in Building 12. Mr. Projin still refuses to pay White Mountain Oil for his safety inspection. Fritz will send a letter informing him that the condominium association requires annual inspection of all gas fired heating systems. We were going to test the antifreeze level in the other three units, but it turned out that there was no antifreeze in any of the units so we didn't bother to test them. WMO put in the antifreeze and billed the owners. The other three owners paid the bill (some under protest). Fritz will send reimbursement checks to the three who paid WMO with a letter of explanation. We already paid for Projin's antifreeze and anything else on that bill is between Projin and WMO and not the responsibility of the association.

The covering of the AC pipes on the back of 12A is complete.

Discussion of septic covers at Building 3. Marcel is working on this.

Building 5 lights are not working properly. We will check out timers and/or photo cell.

Building 180 owner complained about old shrubs not being removed. This is on Eastern Green's list.

Unit 14D Joshua - Patio door needs replacement. This is the owner's responsibility. Maintenance has already worked on the sill plate for this frame, but not the door.

Unit 13B railing repaired. All safety issues are taken care of.

84A boiler vent needs to be replaced. Marcel will check to see if it could be a dryer vent or a JenAir vent.

Building 66 boiler sheds are in the process of being re-built.

10D Georgia boiler shed was rebuilt.

Hedges on the golf course side of Building 9 will be trimmed, but not removed.

Financials

There are 3 owners outstanding; however, we can't do anything for 60 days. We assume they will be paying.

Profit and Loss Statement: Income is less than last year due to no special assessment this year.

_____ Expenses are down at this point so the bottom line is about the same. We were way under budget on snow removal this year. (approx. \$2000 under)

There are landscaping and building repair variances, but the difference, 5 months into the fiscal year, budget vs. actual, is about \$1500.

Capex is ahead of prior years due to roof work being done last fall.

Removal of deck lattice on 13 Chipper Point.

Stan and Marie Weiss are requesting the removal of the lattice work in front of the building. There was a significant discussion about this and there were several suggestions on removal and landscaping.

Jack asked the Mr. and Mrs Weiss to excuse the board so we could discuss this.

The board agreed that the lattice would be removed, however, no decision was made regarding landscaping until the board could evaluate the situation again after the lattice is removed.

Approval of Minutes

Motion to approve minutes made by Blake and seconded by David
Approved

Old Business

Fritz is working on the updated water heater list. It should be ready for the next meeting.

Dryer vents under decks are a problem. They are hard to get at so Marcel will cut access panels where necessary.

Roof leak in 17B. Marcel and his crew will repair.

There were several chimney leaks due to the heavy rains. The leaks seem to be around the flashing. Marcel will check the flashing on all chimneys.

The Jackson Water Precinct is a dead issue for now. David still maintains contact with them and will let us know if anything changes.

Marcel has had several requests for information on window replacement.

The WRCA has joined a national condominium association. They have a New Hampshire branch and among other thing they run seminars on all aspects of running an association. Jack has already attended two seminars and found them worthwhile.

There was a discussion on obtaining new legal representation. Jack has researched some law firms but there aren't many that specialize in condominium law. He found two that may work out.

Fritz has received proposals to repair the steps at Building 82. This will be reviewed at the next meeting.

New Business

Fritz brought up the point that people are giving up their land lines for cell phones. This can cause security problems because the alarms go over the telephone lines.

Next meeting is April 24. John will take the minutes.

Motion to adjourn made by David and seconded by Blake.

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