

**Wentworth Resort Condominium Association
Board of Directors Meeting
October 24, 2014
E. G. Chandler, Inc. Office**

WRCA BOD: Jack Kwesell, Mike Dinneen, Blake Smith, John Sevee, David Treadwell, DD Warren, and Rosemary O'Brien
Management: Erik Chandler
Guests: John Bruni, Peggie Dinneen, Stan Weiss, and Stephen Crane (part time)

The meeting was called to order at 10:05 A.M. by Jack Kwesell, President.

Management Report

Property Survey Status:

We discussed the recent survey work by White Mountain Survey between the Hotel and Condominium Association property. Management will arrange for a meeting between Management, Fritz Koepfel, WRCA Board Members, and Mike Mallett to review the lot line surveyed.

The survey work confirms the light posts on "the green" are on Association property. The Board directed Management to meet with Fritz to discuss light reconnection. There is some urgency to get the lights on before winter.

Roofing:

There has been considerable progress in roofing and rot repair this past season. Completed for this season were the following:

10 & 14 Georgia Lane: parking lot side roof replacement, rot repair work, and painting of the building as needed including wood bins and porches.

180 Main Street: complete roof replacement including rot repair work and painting of new wood and porches.

8 Fox View: complete roof replacement including rot repair work and painting of new wood.

Tree work:

Tree work around buildings continues with the area around 8 Fox View Lane being completed. In addition, some dead trees were removed along Wentworth Hall Avenue. Management also pruned trees around Hurlin and Fox View Lanes. Many owners have complimented Management on the work. The two buildings on Georgia Lane and the two buildings on Joshua Loop Road are also in need of tree work.

Doors and Windows:

There was an extensive discussion about window and door replacements. A new owner recently had windows replaced without contacting the Board or Management. Unfortunately the windows do not meet building code requirements, which have changed since the original installation.

New windows and doors must meet both existing rough openings and current building code requirements and match to the extent possible the trim paint on the building.

Management met on site with three different window suppliers (two different Anderson reps and Pella) and reviewed all of the different configurations of windows. Management has also met with town officials as to emergency egress requirements and resulting changes to windows that are replaced. Specifications will be developed over the winter and presented in time for next year's construction season. This issue will be addressed at the Annual Meeting.

The Board confirmed that Association rules and by-laws require owners to review any plans/modifications that involve the building exterior with the Board, including air conditioners, doors, and windows. We plan to email owners as to this policy.

Management will double check building code requirements including the circumstances that require a building permit.

180 Main Street/J-Town Deli/Golf Club Maintenance Shed:

The septic pump serving three buildings (180 Main Street, the J-Town Deli, and the Golf Club Maintenance Shed) failed. The pump has since been replaced. The cost was shared by the Golf Club, Condominium Association, and the J-Town Deli.

Septic Tank Baffles: The septic tank pumper was on site and pumped this year's scheduled tanks. Unfortunately this work was not coordinated with the baffle inspection and replacement work and as a result, the baffle work will have to be postponed until next year.

180A Main Street re-grading project: this will be done after golf course closes.

Personal Owner Issues:

An ice maker line at 13C Hurlin failed. Subsequent minor water damage was cleaned up/addressed by Management. The owner was invoiced for the work.

20A Cottage Drive Air Conditioning Chase: Erik met with the owner to review non-compliant installation. It is now between the unit owner and installer (Hotel) to meet Association requirements.

Financial Report

We ended the year only slightly over budget. This is noteworthy because all of the work that was completed.

The 2015 budget was reviewed and discussed. \$2,500 for squirrels is proposed for the 2015 budget. Squirrel activity is very high so this may not be enough.

The 2015 budget reflects moving items out of CAPEX into maintenance and reserve (Building Repair List).

Jack requested that Management provide the budget information a few days before the meetings to give time for the members to review it.

The Board unanimously approved the 2015 budget.

Approval of September 20, 2014 BOD Meeting Minutes

The minutes of the September 20, 2014 BOD meeting were approved.

Old Business

Jack signed Eastern Green's Contract Renewal. The contract is for three years with no change in cost from the prior contract.

The Annual Meeting will be at the Red Fox at 9:30 A.M. on December 6. The dinner venue is the Red Fox Pub. DD is working with Jeff Mallett, Jr. on the menu. The Wentworth was unable to accommodate the Association dinner this year due to a large event.

Septic Baffle Project: This was tabled until summer of 2015 (see Management Report).

We discussed the Annual meeting agenda and discussion topics.

New Business

An owner suggested that the Association email information about the Tennis Club. Our policy is that we only use email for Association business.

Next Meeting

The date for the next BOD meeting is Saturday December 6 following the Annual Meeting.

Adjourn:

The meeting was adjourned at approximately 11:39 A.M.

The Board went into executive session from 11:40-11:57 A.M.