

**Wentworth Resort Condominium Association
Board of Directors Meeting
December 7, 2013
Red Fox Pub**

WRCA BOD: Jack Kwesell, Mike Dinneen, John Sevee, David Treadwell, Blake Smith, DD Warren, and Rosemary O'Brien

Management: Erik Chandler

Guests: John Bruni

The meeting was called to order at 11:25 A.M. by Jack Kwesell, President.

WMO Contract

The BOD discussed the WMO Contract – we may adopt WMO standard contract if our lawyer approves. Jack will follow up.

Management Report

Roof work was scheduled to commence Dec 16-19th at 180 Main Street. However, 180A/B Main Street owners prefer that the work not be done during their vacation Dec 24-Jan 2. We may start on 10 or 14 Georgia Lane first. Both of those buildings have rental units. We may have to work during owners' vacations and/or rental periods as any delays may result in additional cost to Association and unit owners because of the possibility of additional leaks. Erik will follow up.

Keys have been cut and are ready for mailing to owners. Once mailed work on the locks will be scheduled. Master keys have not been changed.

Website Modifications - All initial changes related to the Property Management change are complete. We will start considering modifications to the website.

We discussed a complaint by an owner about the condition of the tennis court. The owner was informed that the tennis court is owned and maintained by the hotel.

Pest control – there remains an on-going issue with squirrels. The control strategy is to use in-house resources for trapping and cutting back of trees.

Two units had emergency calls for low temperature/no heat. EGC and WMO were able to resolve.

We have an updated estimate for crack sealing (\$19,250 for the entire complex). This activity is tabled for the spring.

Wood Boxes - We discussed wood boxes and alternatives (removal, repair). No unit owner may modify wood boxes without permission from the Board. EGC will evaluate options.

Financial Report

Management presented a financial/budget report. We discussed the format. One of the changes to be made is that capital expenditures will be itemized. Jack requested a monthly breakdown to-date and forecast.

Erik noted there are issues with the Quickbooks software which is not allowing Management to change or consolidate accounts or add sub accounts. These will be resolved.

Copies of the Auditor's report were provided to the Board.

Approval of November 8, 2013 BOD Meeting Minutes:

The minutes of the November 8, 2013 meeting were approved.

Election of Officers

The Board Officers will stay the same for 2014 fiscal year.

President	Jack Kwesell
Vice President	Blake Smith
Treasurer	John Sevee
Clerk	Rosemary O'Brien

Old Business:

Eastern Green would like to attend January's meeting. This is acceptable to the Board.

We discussed communication with Eastern Green. Owners should contact EGC with any snow removal issues. EGC will contact Eastern Green.

John Sevee received a call from a surveyor working for Jackson Water Precinct with respect to locations of UG water lines. This is a sign that they are interested.

Erik noted that he has arranged for the extra dumpster for the upcoming holiday period.

We discussed dumpster interior lighting now that the window is gone. The interior and exterior lights come on with the motion detector but only if the photo cell is also activated. A solution will have to be found.

We discussed means of sending the Annual Meeting Notice to an Owner who is not at their mailing address when the notices go out.

Invoices for next quarter need to be sent out by Dec 15.

The \$20K transfer to savings will occur when the dues start coming in.

Building 82C boiler shed roof will be repaired when the roofer is onsite.

Rosemary will revise the 2012 Annual Meeting Minutes with the one owner revision from today's meeting and send to the Board for review.

New Business

None.

Next Meeting:

The date for the next BOD meeting is Friday January 17, 2013 at 10AM at the offices of EGC.

Adjourn:

The meeting was adjourned at approximately 12:34 P.M.