

WENTWORTH RESORT CONDOMINIUM ASSOCIATION
Board of Directors Meeting – April 18, 2009

Place: Wentworth Hotel
Present: Jack Kwesell, Mike Dinneen, John Sevee, Blake Smith,
David Treadwell, DD Warren, Rosemary O'Brien
Management: Irina Ilieva, Marcel Leveille
Guests: John Bruni, Jason Brown, Ellen Allen

The meeting commenced 9:30 a.m.

Jason Brown, of Brown Boyz Roofing (Rochester) joined the first part of the meeting to discuss possible solutions to ice dams and roof leaks.

Marcel confirmed that now that the winter is over, the ice shields installed on back sides of the two bedroom units were effective at preventing ice buildup.

The buildings most affected by ice and leaks this winter, 31 and 84 Wentworth Hall Avenue and 7 Hurlin Lane will be scheduled for repairs/preventive measures, including ice shields. However, installation of ice shields on the fronts and/or golf course sides is required and there is concern that the shiny aluminum-colored ice shields would be highly visible.

Jason said that raised seam, metal ice shield comes in colors to match roof tiles. He will provide Marcel samples, along with photos of installations on buildings in this area. Jason also described a method of preventative maintenance for cheek wall/roof joints that he has used successfully.

In conclusion, snow removal and ice shields appear to be most cost effective options to prevent ice buildup and leaks. The colored ice shield samples will be examined at the next meeting, if available. Ice shields and joint repairs for the three buildings listed above will then be considered as a trial plan for the remaining buildings.

The Management Report was presented by Irina and Marcel.

Marcel reported that disposal of fireplace ashes and charcoal from grills remains a concern. Recently a paper bag of fireplace ashes was found ten feet from a gas tank. Ashes and charcoal have also been left on wooden decks. It seems to be more of a problem in rental units. Various options were discussed; including placing ash cans at all rental units with wood burning fireplaces and placing ash cans at all units. A final decision was tabled until next meeting. A reminder about proper disposal of ashes will be added to the owner status letter.

Property Management repaired one broken plumbing vent pipe. Access to the attic above the unit was required for repair.

Property Management placed CO detectors (\$22.95 each, plus installation) in each rental unit to meet local (Jackson) requirements.

Two quotes have been received for repair of the chimney at unit 84D. The scope, execution, and cost differ considerably. Marcel will follow up on the quotes received and will try to obtain a third quote.

Building 31C/D railing work is almost complete.

Window replacement was discussed. Each owner should check with Property Management or the BOD before replacing windows. Unless the building is scheduled for painting the owner is responsible for painting exterior trim. Painting may be requested through the website.

Property Management obtained a quote from Eastern Green for trimming shrubs outside of building 9. The owner must be determined (golf course or condo association) before going forward.

Each owner was given the user name and password for the website in the last mailing. Irina reported that the website has been successful and owners are using it to make maintenance requests.

Punch list items are being addressed with warmer weather.

Water distribution system - Dave reported that positive discussions between the WRCA and the Jackson Water Precinct have taken place and will resume when Fritz Koeppel returns. Inclusion of the WRCA system will allow the JWP to build a loop system that can include Wentworth and the Mirror Lake subdivision, resulting in improved operation and water quality for all. The cost to the condo association will be very low.

Financial Report

John reported that to date the overall budget is on target. However he cautioned that snow removal was \$8000 over budget and some other budgeted expenditures have yet to be realized. For this past quarter, all owners are up to date on dues and assessments.

Irina reported that she will be consolidating accounts as previously discussed when the current CD matures.

Old Business

CO detectors were discussed. We almost had a serious incident this past winter when a heating vent was blocked. New Hampshire lags behind other states in requiring them in residences. Jackson requires them in rental units. Information on CO detectors will be

included in the owner status letter. The BOD won't require their installation in condo units but recommends each unit have one on every living level. The merits of providing additional information were discussed. While we would like to provide basic guidance on their installation and use we are not experts. John and Rosemary will follow up.

The update letter to the owners reviewing the current status of the property is in progress. Jack will add notes on using standard windows, ash disposal, and use of dumpster to the status letter. John and Rosemary will add notes on CO detectors.

Results of boiler shed louver venting were discussed. White Mountain Oil made minor modifications to the louver vents on the shed at Blake Smith's unit (8A) which resulted in satisfactory temperatures inside. These modifications will be completed by Property Management on all affected units.

New business

Ellen Allan discussed the sale and closing of her unit (12A Cottage Drive) with the Board.

Recently there was a delay in a 911 response because an owner mistakenly used the old building number and the emergency response also did not have the cross reference list. A note will be added to the owner status letter and stickers for the phone with the address for 911 responses will be made and distributed to owners.

The railings and wood finish in the Lidman Unit (12D Cottage Drive) was discussed. The owners believe that the work was substandard and have started obtaining their own quotes for refinishing. Since this work was part of the reconstruction contract the BOD discussed options. After the meeting the BOD visited Unit 12D and inspected the work. Jack will follow up.

Dave had to leave the meeting at 10:30 for another commitment.

The minutes of the last meeting on 3/21/09 were accepted (motion made, seconded and approved).

The next meeting is on Saturday May 16, 2009 at the Wentworth Hotel.

Meeting adjourned at 12:10 PM.

After the meeting and inspection of the Lidman Unit (12D Cottage), the BOD began the Spring "Walk Around". Due to time constraints this was limited to 12 and 20 Cottage Drive, 180 Main Street and 3 and 5 Fairview Drive "Walk Around" for the remaining buildings will be after the May 16 meeting, weather permitting.