

The Wentworth Resort Condominium Association  
Board Meeting Minutes  
Saturday, April 24, 2010  
The Wentworth

The meeting was called to order at 9:30 AM by Jack Kwesell, WRCA BOD President.

Present: Board Members: Jack Kwesell, Mike Dinneen, John Sevee, DD Warren,  
Dave Treadwell, and Rosemary O'Brien.

Guests: John Bruni

Management: Irina Ilieva, Marcel Leveille

Management Report:

Knee-wall repairs are complete at 17B and 17C Wentworth Hall.

The lattice beneath the decks of 13A and 13B Chipper Point Road have been removed. Painting the concrete the same color as the building and reinstalling lattice on the concrete was discussed. Some work and painting are left to be done. Some plantings appear appropriate but will evolve once the lattice work is complete. The plants should add to the aesthetics but not interfere with the window views from the basements.

White Mountain Oil (WMO) upgraded the gas lines and tanks for 9 and 17 Wentworth Hall. This brings those two buildings up to current code and WMO plans to continue upgrading their gas infrastructure at a rate of two buildings per year. Last year buildings 7 and 13 Hurlin were upgraded. The gas line was covered with loam at 13 Hurlin.

Marcel indicated they replaced a sewage pump at 17 Wentworth Hall. The pump alarm was found not to be working. The pump was rewired and the alarm repaired.

A cost estimate is being obtained by Marcel to clean out eighteen catch basins around the condo complex.

Three quotes have been collected for replacing the two sets of stairs at 82 Wentworth Hall. The low estimate (\$18,600) is from Alex Franke. Board members will review conditions of the stairs during today's annual walk around and review Franke's quote in more detail before making a decision. Irina and Marcel will meet with Franke next week to review his proposal in more detail and confirm that all costs have been accounted for.

Irina and Marcel reported that alarm calls due to power outages continue to occur.

The Board requested that Marcel add a note to the trash building sign about transfer station car stickers are available directly at the recycling center. The existing sign appears to be having a positive effect in that the Wentworth has been receiving calls from unit owners about removing large items. Moving the sign to the outside of the building was discussed.

The heater system antifreeze issues at 12 Cottage Drive have been taken care of by WMO and the Board directed Irina to reimburse the three affected unit owners.

The Board went into executive session at 10 AM to discuss boiler shed heat detectors.

#### Financial:

There is one unit owner, who are attempting to sell their unit, and is the only owner behind in last quarter's dues. They have been unresponsive to Irina's request for payment. The Board requested that Irina send a request for payment from the owner via certified mail with proof of delivery. None of the other six units for sale are behind on their dues.

John Sevee presented the current financials (revenues, expenditures, etc. versus budget). Capital expenditures are below budget because the work is generally performed in the warmer weather. Operating expenditures continue to be about \$5,000 above budget right now due primarily to winter and septic system repairs. However, the year is only half over and this likely overestimates the budget exceedance and should be currently viewed as a conservative estimate but signals continued vigilance of expenditures for the remainder of this year.

A lengthy discussion about replacement costs for such long-term items as paving, roofs, building siding, etc. followed Sevee's report. Some Board members voiced the opinion that the Associations budget for these items should be reviewed and planned for over the life-cycle periods of these capital expenditures. This would result in increased dues but spreading the costs over a longer period and attempting to avoid Special Assessments for these known capex items. Thus, keeping Special Assessments for unforeseen catastrophic expenses. This will be an issue that will require additional discussion and evaluation. However, as a start, Sevee will review the 2007 LM Consultants, Inc report and evaluate the various capital long-term capital expenditures and life-cycles for presentation to the Board at some point in the near future.

#### March BOD Minutes:

It was moved and seconded to approve March's minutes with amendments. The amended minutes were approved unanimously.

Old Business:

Unit 29B Wentworth Hall has a leaky, damaged hot water tank that needs replacement. Wentworth Management will follow up to get this taken care of either via the owner or thru back-charging via the Association.

There are seven condominium units on the market.

Mike Dinneen provided the Board a draft copy of this years WMO individual boiler service contract. He indicated the contract cost is expected to stay the same as last year. A service contract is now available for the Rinnai heaters which will be sent to owners that have Rinnai units.

The arbitration associated with the 2008 fire concerning WMO and Vermont Mutual Insurance Co., has been postponed until February of next year.

The issue of insurance coverage for outside leaks that cause inside damage to a condominium unit was discussed at length. How this is best covered is uncertain and the Board decided to see legal consul on this issue.

New Business:

None.

The next BOD meeting is scheduled for May 22, 2010 at 8:30 AM at the Wentworth and will continue the Board's annual walk-around.

Adjournment:

It was moved and seconded to adjourn – Meeting adjourned at 11:59 AM.