

**Wentworth Resort Condominium Association  
Board of Directors Meeting  
January 16, 2013  
Wentworth Hotel**

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

**Management:** Fritz Koepfel, Marcel Leveille, Irina Ilieva

**Guests:** John Bruni, Francis and Sharlene Alspaugh (Unit 6B Fox View Lane), Peggie Dinneen

The meeting was called to order at 9:30 A.M. by Jack Kwesell, President.

**Unit 6B/6C Fox View Lane Fireplace Issue:**

Whenever a fire is lit in one unit, smoke enters the adjacent unit (6B or 6C). The problem was initially thought to be downdraft from the adjacent flue(s). Top mounted dampers were installed last year; however this did not remedy the smoke problem. Francis and Sharlene Alspaugh (6B) were in attendance and explained that this is their second season without being able to use their fireplace. They were able to use it prior to last season and noted that there has been some recent unknown change that has caused the smoke issue.

Several firms were consulted to determine cause of the problem and propose a remedy. Marcel summarized their findings and provided a diagram outlining the chimney configuration. The unusual construction/configuration of the smoke chamber and possibly mal-alignment of flue tiles allows smoke to enter the chase/adjacent flue and into the adjacent unit. Management has a quotation for a complete chimney rebuild and one for a poured in place liner with flues, both of which would allow the fireplaces to be used for wood burning. Both of these options result in considerable cost to the Association. Another option is installing gas inserts (complete inserts not gas logs) with hard-piped flue gas and air supply lines within the existing flues. The inserts appear to be the lowest cost option found to date.

Discussion ensued as to the Association's responsibility. The Association is responsible for the structure including the fireplace, flue, and chimney but not appliances. Owners should be responsible for any non-structural costs. However, it was agreed that if the owners decide to install the gas insert option it would be fair to reimburse them for the cost of relining the flue to be able to use the fireplace for wood burning. Discussion also involved whether Stainless Steel (SS) liners and modifications to the smoke chamber would be cost effective. It was agreed that it may or may not be cost effective but we should obtain a cost to be able to make an informed decision. The firms that have quoted to date do not necessarily recommend or specialize in this type of lining. Rosemary noted there are many firms in NH who are on the NH Chimney Professionals listing that specialize in chimney lining with SS. She provided Mike with the list and a contact at name of a chimney firm from the Farmington area that specializes in both liners and inserts who would be willing to travel to Jackson to make an evaluation. She also noted that this firm also noted to her that inserts may be cost effective but more information is needed to make the determination.

The insert costs obtained to date was also discussed as to whether there are less expensive options than the units quoted. The owners obtained two quotes from local firms for the gas inserts. Mike noted he installed a gas insert in Massachusetts for substantially less. However, it was agreed that there may be advantages to stay with a local firm when it comes to servicing at a later date.

The Alspaughs noted that they are going to proceed with the gas insert option for their unit so if the Association wants to inspect the chimney they will have about a two week window for inspection by another firm. It is not clear if this will solve the problem from smoke entering from 6C unless they also install the insert. Mike will follow-up with this firm and possibly others.

A final note of discussion is whether this issue is restricted to just this building. We have no concrete information to make a determination. We have not heard of this issue anywhere else but many owners do not use their fireplaces and many owners are not frequent residents. The new owners of unit 14B Joshua were the first to use the fireplace in their unit, and when they did, smoke entered the adjacent unit 14C. (The previous owner who was also the original owner never used the fireplace). In this case top mounting dampers seemed to have solved the issue of smoke into C but the residents of C can no longer use their gas log without further modifications.

**Management Report:**

Marcel and Fritz presented the Management Report. Punch list has been updated.

Mice have again been an issue in several units.

Management has been busy keeping snow off the roof of 14 Georgia Lane because of the condition of the roof.

**Financial Report:**

John Sevee presented the Financial Report. We are near the end of the first quarter. We still have 26 owners who have not paid their dues but they are not overdue yet. We have not been able to pay the \$20,000 we took out of savings because of the accelerated CAPEX schedule (roofs completed at beginning of fiscal year) which affected the cash flow. We should catch up soon.

John pointed out when we inspect the next group of septic tanks we may find repairs necessary that are not in the budget. This and expenses related to chimney repair might result in reducing other activities.

Fritz provided detail of roof expenses to date.

Our building repairs for December included repair of the skylight at 10C Joshua.

**Approval of December 1, 2012 BOD Meeting Minutes:**

The minutes of the December 1, 2012 BOD meeting were approved.

**Board Approval of December 1, 2012 Annual Meeting Minutes:**

The minutes of the December 1, 2012 Annual meeting were approved.

**Old Business:**

Water flowing into the back doors of buildings from snow: the only issue is with Building 180 Main Street. Management has been removing snow as preventative maintenance.

**New Business:**

3 water heaters need to be replaced this year. Fritz will notify owners

We have 5 or 6 units under agreement. Irina asked how much she should charge to provide paperwork to lenders, etc. The agreed upon fee is \$50 invoiced to the real estate agent; however it depends on the extent of the paperwork required. The BOD directed that if requirements are extensive and over the \$50 fee (time and materials) she should invoice the full cost of providing the information.

Irina and Fritz asked about file retention. We need more information to make a decision. They will advise us to the extent of the files.

**Real Estate:**

After a lull in activity we have at least 5 units under agreement.

**Next Meeting:**

The next BOD meeting is scheduled for February 16, 2013 at 9:30 at the Wentworth Hotel.

**Adjourn:**

The meeting was adjourned at 11:13 AM.