

**Wentworth Resort Condominium Association
Board of Directors Meeting
November 10, 2012
Wentworth Hotel**

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

Management: Marcel Leveille, Irina Ilieva

Guests: None

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

Management Report:

Marcel and Irina presented the Management Report.

Punch list:

Mice, which were a problem in multiple units earlier in the fall, seem to be gone.

Marcel reported that all chimney fireboxes scheduled for repair have been completed.

Management repaired exterior stairs at 8A/B Fox View and 66A/B Wentworth Hall Ave.

Management has been repairing dryer vents. In at least one unit the plastic duct appeared to be burned. Cleaning and if necessary, replacement and/or rerouting of dryer vents continues as a top priority.

There was a plumbing leak at 20C Cottage Drive that has now been repaired.

Roof leaks: a leak at 10D Georgia has been addressed. 14B Georgia is an ongoing concern. Marcel recommends that 180 Main Street, 14 Georgia and 10 Georgia be top priority for reroofing for next fiscal year. 29 Wentworth Hall and 8 Fox View have also had leaks. With one exception (13 Chipper, which has been addressed) we have not had an issue in units where we have re-roofed.

Marcel found mattresses and other trash in the dumpster building that did not appear to be from the Association. Management will notify owners and change the combination immediately after the annual meeting.

Management has started shutting off and blowing out the exterior water lines and turning on boiler shed heaters in all affected units.

Punch list activity continues.

Financial Report:

John and Irina presented the financial report.

We have used about half of our CAPEX for the fiscal year due to the roofing expenditures. This was our second year of completing our scheduled roof replacements in the fall. We did the same last fall.

We withdrew money from savings to pay for the re-roofing which will be replaced in early 2013 when our revenues have caught up.

Several owners have not paid their dues to date but Irina advises that this does not appear to be a problem and expects payments soon.

Irina determined that the minimum Fair Point land line charge is \$16/month.

Approval of October 20, 2012 BOD Meeting Minutes:

The minutes of the October 20, 2012 BOD meeting were approved.

Old Business:

Line Transfer to Jackson Water Precinct:

John has been investigating costs to provide the water line information that the Jackson Water Precinct would like to have in the event that the waterline is transferred from the Association to the Precinct in the future. Locating the underground pipe is currently free through Granite State Water under a grant from the EPA. The Association would still have to pay \$4000 to \$6000 to survey the located pipe. Additional information on the size of the pipe, pipe material and joint types has also been requested by the Precinct. It was agreed that we would like the survey information even if we don't transfer ownership of the line. We will revisit in the spring/summer.

John has been heading up an effort to update our condominium maps which will include utilities, leach fields, culverts, etc. We do not have exact leach field locations, which would be useful in the future.

Annual Meeting: notification letter was sent out (USPS) in the past couple of days. The balance of material will be by email.

Dave and Blake are up for re-election this year. Because of the fire at the Red Fox Pub the Annual meeting venue will be at the Whitney Center at a rental cost of \$25/hr. We will approve rental for four hours. Wentworth Management will arrange for tables/seating through the Whitney Center, and will provide refreshments.

The Replacement Cost Evaluation study in progress will be an item discussed at the Annual Meeting.

The owner of 5A Fairview is working on reconnecting his landline.

The Board went into Executive Session 10:29-10:30 to discuss an owner request.

29A Wentworth Hall Ave.: the owner is concerned that a dead tree on the golf course could fall on the building. Mike Mallett has been contacted and Irina is waiting for his response.

New Business:

Marcel would like to address a few issues at the Annual Meeting including washer hose materials, replenishing plumbing traps, security system settings, and painting.

Real Estate:

There is no additional information at this time. At least 7 units are on the market.

Next Meeting:

The next BOD meeting is scheduled for Dec 1, 2012 after the Annual Meeting at the Whitney Center.

Adjourn:

The meeting was adjourned at 11:40 AM.