

WENTWORTH RESORT CONDOMINIUM ASSOCIATION

Board of Directors Meeting – October 18, 2008

PLACE: Wentworth Hotel

DATE: Saturday, October 18, 2008 @ 9:30 am

Present: Mike Dinneen, Jack Kwessel, David Treadwell, DD Warren, John Sevee, Blake Smith, Dick Wright

Guests: John Bruni, Kathleen Sullivan-Head, Elizabeth Ehrenfeld

Management: Fritz Koeppel, Irina Ilieva, Marcel Leveille

AGENDA:

1. Management Report

Details of management activities were provided to the board in the Management Notes for October, 2008. Some highlights:

- Ice shield project almost completed, only 10 & 14 Georgia are left to do.
- Moisture report: purchased moisture meter and checked units. Only two came up as damp: 14C Georgia, and 6D.
- Signed the property management contract with the board, and a maintenance contract with Eastern Green.
- Buildings 29, 14 and 10 Georgia, and 20 Cottage Drive painting projects completed, and full painting of building 77 also accomplished.
- An updated punch list was presented. A total of 253 items are on the list, of which 75 have been completed, leaving a balance of 178 to do. Not all of these will be completed by winter.
- Letter sent by Fritz to Jackson Fire Department Chief Dubie, asking for a report for the fire that occurred in 12D boiler shed 3 years ago. Fritz will work with a selectman to try to get a response from the fire chief.

2. Financial Report

- 2009 Operating and Capital Budget
John Sevee concluded that we can cover the 2009 budget without a new assessment, pending the louver costs (see below) being lower than 20K. Also, some capital expenditures can be brought lower. John pointed out that we have increased our capital funds in the bank by 53K since 2004. It is now up to 163K. John recommends taking the louver costs from the capital fund bank account. We can decide, when the louver situation is reconciled.
- To make the budget, we will have to cut back on several items, like Bartlett Tree and snow removal; building repairs could go lower. We can also reduce the amount for the annual meeting, and ask owners to pay the difference.
- Sevee pointed out that association members (condo owners) have had to pay out 140K, plus what the individual owners had to pay for new boilers, all linked to the fire. However, much of this was to bring things up to code.
- John Sevee and Fritz will get together and work out the final details of the budget.

3. Management contract

- The board reaffirms the email vote in favor of the contract. Moved and seconded, unanimously approved.

4. Fire reports received

- We finally received reports from state fire marshal on more recent two fires. It is clear that boilers were installed against the code at the time of installation (in the 1980s), on a combustible floor with an asbestos type insulation board above plywood. The breakdown of this insulation was the cause of the two fires. Copies of the report were provided to the board.

- In a discussion of this report, the board agreed that it had never received any notification of this code violation in spite of many past inspections by qualified personnel (see the September 2008 minutes for a list of these arguments).

- It was pointed out that the inside boilers have still not been inspected, in spite of requests to the Fire Marshal's Office.

5. Boiler Shed Louvers

- Jackson Building Inspector Bergeron is insisting on installing metal louvers. Marcel has obtained estimates for project of 21K and 32K (just for materials), for same system. Mike Dinneen sent specs to MacKay Co., who gave price of \$350 per unit inclusive of material and installation. This was substantially lower than the estimates from White Mountain Oil and those obtained by Marcel.

- It was suggested that we have MacKay Co. install one of the sets in a boiler room, get Bergeron to inspect, and then with his approval proceed to do the rest. Board agreed to do this. Mike will contact Bonnette today and give him the go-ahead.

6. 12 Cottage Drive Reconstruction Status

- It was reported that it is all finish work at this point. The project should be finished by the end of November. Members of the board inspected the units at the end of the meeting today.

7. Outside Decoration Exception Items

- Building 12 owners' objections to outside decorations were noted and discussed. It was agreed that the board has the right and obligation to make the condo complex more attractive and livable. We do our yearly walkaround, and at that time approve what owners have done in the way of outside decorations. Rather than taking common area and turning it into limited common area, people making decoration changes and doing plantings actually are adding to common area attributes.

8. Annual Meeting

- Date: Dec 6, 9:30 AM at the Red Fox. The dinner will be at the Wentworth this year.

- Jack will put together a draft agenda and distribute it to the board for comments. Photos of the fire will have to be presented, and also of progress in the rebuilding. Also shed pictures, and snow scenes. The budget will be presented. Owners will be reminded to maintain their insurance policies to deal with fires, deductibles, etc.

- By-Laws Amendments. These should be in the annual meeting agenda. Two amendments: 1. (II, 2) extension of the contract from 2 to 3 years; 2. (VII, 2b) deletion of language requiring sole owner to meet cost of deductible in case of a fire. They will be put in packet and voted on at the annual meeting.

- John Bruni recommended that we tell owners what we are doing to keep costs down, such as absorbing the 25K deductible and the costs of the louvers.

9. Approval of September 6, 2008 BOD Meeting Minutes

- Minutes approved unanimously.

- Discussion on distribution of minutes: after they are approved, they will be put on the web site, on the password protected owners page. Owners will be notified of this at the annual meeting.

10. Old Business

- Owners need to be reminded that dryer vents should be cleaned out regularly.
- Engineers report on the winter flooding of units 9, 17, 29 and 31. There is no need to report to owners on this. Timely snow removal will take care of this problem.
- Mike Dinneen's boiler shed has to be redone according to the new specs. It will cost about \$2000. The association will assume the cost, as it did with the other boiler sheds. Fritz will proceed to have this work done.
- Ramsbottom's unit (20D) cheek wall work. Has two claims, with deductibles for \$500 each. The board voted that the association will pay the deductibles.
- Owner of 84D still parks on the road in spite of the sign to the contrary. Fritz will notify him of the violation.

11. New Business

- Elizabeth Ehrenfeld visited about replacement windows in Unit 31B. She wants to replace with Pella windows; the sliders will have to be 3 panels instead of two. The board voted unanimously to agree to the renovations.
- Kathleen Sullivan-Head visited about a home inspection in 10B Georgia. In connection with a prospective sale, a home inspector found it openings between 10B and 10A Georgia attic areas. The buyer considers it a safety issue. The board agreed that this is not a violation, since most units have common openings in their attics.
- Unit 82D proposal (Jerry Murphy): wants to put a gate for his aging mother-in-law. The board agreed to approve. It should look like the current railing. They should not use building 8 parking lot for permanent parking. The other owners (buildings 82 and 8) should be informed about this by Murphy. Fritz will notify Murphy about these requirements.
- Recycling. It was tried a few years ago, with bad results. People can use the transfer station, and we will remind the owners about this.
- Fritz notified the board that he will begin demolition and reconstruction of the Fairlawn Building. It is being moved a few feet south and west.

12. Date for next BOD Meeting

- Nov. 15th, 9:30. Packets will have to be mailed out before that time.
- Moved and seconded to adjourn, voted unanimously. 12:40 PM.

Dick Wright, Board secretary