

The Wentworth Resort Condominium Association (WRCA)
Board Meeting Minutes
Saturday, October 15, 2011
The Wentworth

The meeting was called to order at 9:27 a.m. by Jack Kwesell, WRCA BOD President.

Present: Board Members: Mike Dinneen, Jack Kwesell, Rosemary O'Brien,
Blake Smith, David Treadwell, and DD Warren

Management: Irina Ilieva, Fritz Koeppel, Marcel Leveille

Guests: John Bruni, Stephen Crane

Management Report

Management noted that they hired two painters and they have completed a substantial amount of the painting needs throughout the complex. Randall has been repairing rotted exterior in advance of the painters. Jack noted the need for Management to document painting work.

Marcel reported that the drainage ditch at 66 Wentworth Hall Avenue was dredged, improving drainage. Water is no longer seeping onto the road. In winter, improved drainage will help prevent ice on the road at this location.

It was noted there has been a substantial reduction of punch list items. 61 items remain on the 2011 punch list – down from 300+. Items from the 2011 list will be combined with the 2012 list generated by the walkabout.

Roofs: three roofs are on the schedule for replacement this fall: 20 Cottage Drive parking lot side, 9 Wentworth Hall Avenue parking lot side and 77 golf course side. Weather permitting, 20 and 9 will be completed in October and 77 in November. 77 was added to the schedule this fall because the cheek wall repairs did not stop the leak into the unit and the leak was more substantial than originally thought. 82 Wentworth Hall Avenue, 13 Chipper Point, and 10 Joshua Loop are scheduled for fiscal 2013.

Tree at Georgia Lane: upon further examination of the tree it was found to be diseased and harbors a large hornet nest. For these reasons it will be taken down.

The owner of 10B Georgia Lane would like the overgrown shrubs removed in front of the patio. It was noted that the entire building's shrubs would have to be replaced at once. The owner will discuss with the other owners. No decision was made at this time.

Handrail at 7 Hurlin – it was agreed that because of the height involved, a handrail should be installed. Management will obtain quotes. The rail will be similar to those installed at 82 Wentworth Hall Avenue.

Financial Report:

The first draft of the financial statement for the 2011 fiscal year prepared by Gamwell, Caputo, Siek, and Co. was reviewed. Only minor corrections with respect to reserve numbers will be required.

2011 fiscal year – Management reported that we came in \$871 above budget for the year. This corresponds to actual budget differing by less than 1% ($\pm 0.25\%$) of forecast.

2012 Budget:

There was discussion as to how to allocate the expected \$7K savings in insurance costs. One option is to build up our reserves, which have been reduced primarily because of the 2008 fire and the boiler shed costs. Management recommends increasing operating budget. On the basis that we can always tap into reserves if we have to, the BOD unanimously approved the 2012 budget as currently presented, showing a \$7K surplus, which will be used for reserves.

September 17, 2011 BOD Minutes:

The minutes of the September 17, 2011 BOD meeting were approved.

Old Business

We are close on the Management contract renewal. Jack, Blake, and Fritz will be working to resolve. Management and BOD agree we can notify Eastern Green that their contract will be renewed.

Eastern Green and Management are working out a location for the no parking sign at 84 Wentworth Hall Ave.

The annual meeting venue and dinner have been confirmed with Red Fox Pub. Meeting date is December 3, 2011.

Outside water lines will be drained and blown out in November.

The owner of Unit 12A Cottage Drive has paid their share of the window repairs as did the owner of 12B. The affected windows in 12B and 12C will be repaired.

Water heaters: two heaters on this year's list still need to be replaced. 14CJ and 14CG. Replacement at 17C is in progress. Next year only one water heater will need to be replaced. Management will remind owners that we recommend that they install toggle switch by a licensed electrician if they currently use the breaker to shut off the water heater.

Fritz would like to keep his painters busy in the winter months by painting interior units for unit owners – he asked the BOD's permission to send a notice to owners advertising the painters' services. The BOD agreed he could notify owners of the painting services.

17A Wentworth Hall Ave. chimney leak – Jason brown will be here next week to look at it.

77A Wentworth Hall Ave. - Management is obtaining estimate to re-grade beneath deck.

Jack noted that he was to attend Vermont Mutual and WMO arbitration next week but he was notified he did not have to because they have settled.

New Business

The BOD approved a one-time donation of \$200 to Jackson XC towards repairing storm damage.

The owner of 10D Joshua Loop Rd would like to change from Pope to A+ Security. The BOD and Management recommend staying with Pope but have no objection as long as the new service firm has the same universal passcode.

The owners of 8B Fox View Lane would like to install a window in the guest bathroom. The BOD denied this request at this time because it does not want to set a precedent for modifications to the building structure by individual unit owners.

Next Meeting

The next meeting is scheduled for November 12, 2011 at the Wentworth at 9:30 AM. Rosemary will take the minutes.

The BOD went into executive session from 11:11-11:29 A.M.

The meeting adjourned at 11:29 A.M.