

Minutes Sept. 26 2009

Present: Board Members, Jack Kwezell, John Sevee, Blake Smith, DD Warren, Rosemary O'Brien, David Treadwell, Mike Dinneen. Also, Gary Speirs, Kathleen Sullivan Head, John Bruni, and the management team, Fritz, Irina and Marcel.

Fritz and Gary discussed replacing the stairs on building 82:

The initial estimate was \$56,900. This represents 20% of our capital budget. There were several suggestions on how to go about this. Replacing what is there now with granite rather than pt. timbers, trying to eliminate the stairs and replace with walkways but there is no definite plan. A landscape architect was suggested. Gary explained that without a plan it is difficult to come up with a solid figure.

Management Report:

Marcel said that the decks on building 17 were completely rotted and will need more work than expected. Also, decks being replaced are not on solid foundations so new ones must be poured.

The roof on 7 Hurlin has been replaced and it is a perfect match and the painting was finished.

Unit 7B, Tilly. The water leak in the dining room and the rot in the bay window were discussed. Jack asked if they could file a claim with their insurance company. Fritz said that they filed a claim and have the check. Fritz will notify them that now that the roof work is done, we will get started with the repairs.

Kathleen Sullivan Head presented a request from the owner of 19B:

Radon gas was discovered in unit 19B during a home inspection. The owner is requesting permission to install a radon removal system. The system will not be noticeable and all cost will be the responsibility of the owner. The board approved the request. This is the first time that radon was discovered in a Wentworth condo.

Jack asked Kathleen why people were selling. Most people are selling due to lifestyle changes, not financial reasons.

Back to the management report:

The insulation problem in 31B has been resolved.

Septic pumping is continuing on schedule and all baffles appear to be in good shape. There was a question regarding the J Town Deli and the use of our septic system and the deli's grease trap. We must be sure it is properly maintained so we don't have any leach field problems.

Building 17 deck work went over budget by \$9000-\$10,000.

The board discussed several complaints about White Mtn. Oil service and will look into the problem. Some owners are being billed for things that are covered under service contracts, questions about anti-freeze and inconsistency in billing Jack questioned weather we need an annual inspection. Nothing was decided. This will be discussed at the next Board meeting.

The Board went into executive session to discuss a legal matter at 9:50 AM and went back into regular session at 10:05 AM.

Financial Report:

There is one owner outstanding.

John reported that we are "a little over budget" by about \$10,000 but overall we are in good shape.

There was a discussion about increasing fees for the next year. Jack suggested and the board agreed that there would be no increase in fees for the next year. A motion was made by John Sevee not to increase the fees for the next year, second by DD Warren and approved by the board.

The Minuets of the previous meeting were approved.

Old business:

Fritz asked about the status of the painting of 12D Cottage Dr.

There was a question regarding whether repair of outside faucets an owner or an association responsibility. After a review of the by-laws it was determined that they are an association responsibility..

New Business:

The proposal that the Jackson Water Precinct take over the Wentworth water system was discussed. The precinct proposal was not in the best interest of the association. The proposal was rejected for now but we are still willing to talk.

We will check with White Mountain Survey to see what documents they have and the cost of obtaining those documents.

The owner of unit 82A asked the Board for permission to include a gate in his deck

railing using the same design as the gate at unit 82D. The work will be at the owners expense Since the alteration would not be noticeable and would not effect common or limited common area the Board approved the request. After the meeting the board conducted an on site inspection.

The Board received a letter from the JSTF that will be included in the annual meeting packet.

There was discussion about legal services and if we should find another law firm. Mike will talk to people in town to see if anyone locally can represent us.

Next Board meeting will be on 24 October 2009, 9:30 AM at the Wentworth Hotel.

David Treadwell moved and Blake Smith seconded a motion to adjourn. The Board concurred.

