

**Wentworth Resort Condominium Association
Board of Directors Meeting
August 21, 2010**

Board Members

Jack Kwesell, Rosemary O'Brien, Blake Smith, David Treadwell, John Sevee,
D. D. Warren, Mike Dinneen.

Management

Fritz Koeppel, Marcel Leveille, Irina Ilieva

Guests

John Bruni, Stan Weiss

The meeting was called to order at 9:30 by President Jack Kwesell

Management Report

Punch list - Fritz reported that he sent out a communication to the owners concerning the punch list and has received some feed back. They are slowing down on punch list work due to the budget. Most of the bigger items are done.

There are about half as many items on the punch list as there were last year. Seventy items transferred from last year's list to this year's list for a total of 216 items minus the completed items leaves 146 items. This represents significant progress.

Marcel reported that there are some items that are bigger projects than punch list items.

The rot on the boiler shed on building 180 is being caused by the sprinkler on the golf course. Marcel will ask grounds Supt. for the course to adjust the sprinkler so it won't hit the building. The shed has been rebuilt (Marcel showed before and after photos). The project took about 29 hours.

Jack asked about a request for 6C. The unit seems to be rented but not through the hotel.

The moisture problems in Building 77 seem to be resolved. Moisture readings have been taken and all is OK. Owners are satisfied.

Marcel thinks that his crew can take care of future squirrel problems without calling the pest control company.

Marcel met with the lawyer for Vermont Mutual and showed him around several units.

Marcel met with George Fadden concerning cleaning and repairing catch basins. Some may have to be rebuilt due to road salt damage over the years. Fadden will submit a proposal.

Fritz is looking into replacing the cement pump chamber covers with metal ones.

Jack had a question on the tree removal. 77A is requesting removal of rotted trees. There is a question about who owns the trees, us or the golf club.

Fritz has prioritized the buildings most in need of painting. The cost will be \$14,000 per building plus the management fee of \$1400 for a total of \$15,400. Fritz thinks that his people can do it for less money. He will give us a price

Buildings 17 (parking lot side) 14 Joshua and 13 Hurlin need roof work.

13 Chipper has mold on the exterior which will be cleaned up and the building needs some paint.

Financials

John Sevee reported that we are about \$6000 over in the cap-ex budget.

There is no change in our funds on hand. Interest rates are still very low.

There are 5 owners behind in their dues. Irina says this is not unusual and expects payment on these accounts. There are always 4 or 5 owners late and it is usually different owners.

Fritz's re-forecast for the end of the year included \$3000 for septic pumping, hydrant fees due the town (sometimes the town bills us for this and sometimes they do not.) There was an \$800 cost for landscape repair for the new steps on 82.

We will be \$10,000-\$12,000 over budget.

The overage in the cap-ex is mostly due to the new steps on building 82.

Jack asked what we did not do because of the overage in the budget. Fritz will report back on this.

Budget

Fritz is recommending an increase of \$250 per unit for a total increase of \$20,000. The Board discussed this and did not make a decision. John Sevee asked what is considered operating expenses and what would be the basis for a special assessment? Also, what is cap-ex and what is maintenance? No decision was made.

The insurance quote came in a little lower than expected. (about \$2000)

Drainage behind 66 Fox View

Fritz has a price of \$5100 from Eastern Green. Gary recommends that this be done now while it is dry. He is willing to do it now and bill us in October. We will put it in the budget and look at it next month.

Approval of Minutes

Minutes were approved- motion by Rosemary, seconded by John.

Insurance requirements

No response from the lawyer.

Heating

There were some problems with boiler inspections last year. Fritz will notify owners without service contracts about the need for inspection. He will also inform them that they do not have to use White Mountain Oil to do the inspection.

There was a question by Blake about what the by-laws allow us to do regarding making rules and regulations. We have the authority to make rules to protect all owners.

Septic cover by golf course shed.

Evan Connor (course superintendent) and Scott Hayes have come up with an idea to protect the cover. The cost is \$500. Fritz will forward info to John Sevee

Annual Meeting

There was a brief discussion of the annual meeting.

New Business

Parking problem at building 84

People are still ignoring the no parking sign at 84D.

Next Meeting

The next meeting will be Sept. 25, 2010

Adjourn

Motion by Blake, seconded by DD