

**Wentworth Resort Condominium Association
Board of Directors Meeting
January 9, 2015
E.G. Chandler office, Intervale, NH**

WRCA BOD: Dan Coughlin, Rosemary O'Brien, John Sevee, Blake Smith, David Treadwell, DD Warren, and Stan Weiss
Management: Erik Chandler
Guests: John Bruni

The meeting was called to order at 1:04PM by Dan Coughlin.

Management Report

Lighting / Chipper Way:

Management reported that the failed underground wiring at a Chipper Point light post has been temporary solved. Lights there are working again. Trenching and permanent installation of wire to be done in the spring.

180 Main Septic Pump and Controls:

A septic pump station failed due to age. The control panel, alarm, and pumps have been replaced. Management to coordinate inspection of all septic pump chambers in the spring.

Roofing:

Management received approval to install new roofs at 6 Foxview and 84 Main in the summer of 2015. 3 Fairview and 77 Main are on the schedule for 2016.

Lights on the Green:

The board voted to bore under the main road in order to run a new wire to feed power to the lights in the area known as "The Green." (Post meeting update: Due to extreme frost under the main road, this project was postponed until spring.)

Deck Shoveling:

Management proposed a change in the deck shoveling policy. Currently, it is up to the owner to do it. Most owners do the work. Some do not. If the deck collapses, the association pays to repair or replace it as the cost will most likely be under the \$25,000.00 deductible. The board agreed to notify owners when a deck needs to be shoveled with a time frame for the work to be completed within. If the work is not completed within the time frame, the association will have the work done and invoice the owner.

Tree Work:

The tree work budget for the year has been expended and further tree work is postponed until the next budget cycle. Management hopes to do one or two buildings per year as budget allows.

Financial Report

Financial statements were distributed to board members and reviewed. Discussion evolved to long range planning, roofing, and septic work that may be needed. Dan, John, and Manager Chandler agreed to review the current plan and discuss options. (Post meeting update: John has circulated spreadsheets and they are being reviewed for comment or adjustment.)

Old Business

Property Survey Status:

Due to winter arriving this has been tabled until Spring.

Approval of December 6, 2014, BOD Meeting Minutes and Annual Meeting Minutes

The minutes of the December 6, 2014, BOD meeting were approved.

The minutes of the December 6, 2014, Annual Meeting were approved.

Next Meeting

The date for the next BOD meeting is Friday, February 13, 1:00PM at the offices of E.G. Chandler. (Post Meeting update: meeting changed to March 27, 2015, at Dan's, 180B Main Street.)

Adjourn:

The meeting was adjourned at 3:20 P.M.