

**Wentworth Resort Condominium Association  
Board of Directors Meeting  
August 1, 2014  
E. G. Chandler, Inc. Office**

**WRCA BOD:** Jack Kwesell, Mike Dinneen, David Treadwell, Blake Smith, John Sevee, and Rosemary O'Brien

**Management:** Erik Chandler

**Guests:** Peggie Dinneen

The meeting was called to order at 10:05 A.M. by Jack Kwesell, President.

**Management Report**

In the months of June and July Management has been busy with owners' requests for routine maintenance and their questions about the complex. Management has received, reviewed, or initiated over 365 emails on various subjects at the complex. EGC staff has been on site meeting with owners and reviewing their comments.

Many new items have surfaced. Some have been completed, as evidenced with the budget expenditures. Others have been placed on the BRL. We anticipate continuing with BRL items over the next few months and hope to end on or slightly above budget overall.

**Pool Electricity Usage:**

We discussed various options for disconnecting the pool from the Association's power. Jack will consult with our lawyer. Once we have his recommendation, we will then discuss a plan to proceed. Any plan will include notifying Fritz in person and then by written communication.

**Trees / Squirrels:**

A tree fell on the roof at 6 Fox View Lane that required an expert's assistance to remove. Management opted to have tree work done at the entire building since crew and equipment were already on site. Trees were cut back or cleared, mostly on the mountainside, providing for additional light and ventilation. Tree clearing away from the building is also a preventative measure for any potential squirrel issues. The cost to do the same work at the other buildings is estimated at \$1,400 to \$1,600 per building. It was agreed that this work is needed, but it will be postponed until the next budget cycle due to other BRL items needing more immediate attention.

Squirrels were inside Building 14B Joshua Loop ceilings and have been removed via installation of one way doors at their entry points. Squirrels continue to be an issue at 13 Hurlin.

**Roofing:**

The roof at 8 Fox View Lane, scheduled for replacement in the spring of 2015, recently developed additional leaks that should not wait until next spring to repair. Management was able to persuade the roofing company to get this building done now as opposed to waiting until spring. In addition the roofers agreed that we would be billed for the work in October, the start of the new fiscal year. The roofers were to begin repairs at the end of July and, as a courtesy, Management notified the Wentworth since there are one or more units in the building in the hotel rental program. Fritz Koeppel replied to Management and to the Board that they would not be able to provide accommodation to guests that had made reservations during the roofing period and as a result they would hold the Association responsible for "lost revenue" and for "damage to their reputation". As a courtesy to the unit owner(s) in the program this work was postponed until September 1-19, when units are not booked.

POST MEETING NOTE: Jack consulted with our legal counsel and they advised that if we commenced the roof replacement in early August as planned, we were within our legal rights to do this, since there is no agreement between the Association and the Hotel and those owners who rent through the Hotel. Counsel also advised that it is individual unit owner's responsibility to address any matters that arise out of the rental of their units.

6 Fox View and 84 Wentworth Hall Avenue are scheduled for roof replacements in spring 2015.

**Unit 17D Sale / Inspection Issue / Realtor Feedback:**

The buyer's home inspection for Unit 17D Wentworth Hall Ave. revealed that the deck is pulling away from the unit. The inspection also identified rot items. Repairs are underway after approval from Jack. This work will be complete by the week of August 4.

**Unit 82C Rot Issues:**

Management met with the owner of Unit 82C Wentworth Hall Ave. to review rot concerns and added some items to the BRL list.

**Tree Removal**

The owner of 82C WW Hall Ave. would like to have trees across the cul de sac cut to expose a view of golf course again. These trees are owned by the golf course and Mike Dinneen reported that Mike Mallet may be amenable as long as he incurs no cost. This will be resolved between the four owners in the building and Mike Mallet and any cost will be borne by the unit owners.

**Dumpster Issues**

The current vendor informed Management they can no longer pick up dumpster due to safety concerns. The owner of the company came out to site and contacted Management. Erik met with the driver on site to review concerns. Management and vendor are attempting to work together to provide a solution.

They do not feel pulling the container out of the building is safe. If necessary, they agreed to place the container on the right side of building until solution can be determined.

**Building 9B Wentworth Hall Ave.:**

Erik met with the owner and reviewed various concerns including pruning the hedge that is on golf course land. Erik contacted Eastern Green and they will obtain approval from golf course to prune.

**Septic Repairs:**

Inspection and repair of septic baffles are still planned for this fiscal year.

**BRL:**

Work on building repair list will proceed but only to the extent that will keep us within budget.

**10B/C Georgia Lane Chimney:**

A chimney extension is to be installed to remedy smoke from Unit C wood burning fireplace from entering Unit B via the chimney.

**Personal Owner Issues:**

Unit 12C Cottage: The air conditioning system is leaking into a wall. Issues were found with a faulty drain line installation: the PVC was not primed or glued. The leak caused mold, and ceiling and wall damage. Repairs are underway and are a personal expense.

**Financial Report**

All owners have paid their dues for the quarter.

We are still projected to be close or slightly over budget.

We are starting to discuss next year's budget and upcoming projects (roofing, tree cutting, pavement crack sealing).

Management will develop a draft of next year's budget for review at the next meeting.

**Approval of June 20, 2014 BOD Meeting Minutes**

The minutes of the June 20, 2014 BOD meeting were approved.

**Old Business**

**Property Survey Update:** We have entered into an agreement with White Mountain Survey to determine property lines between the complex and the Wentworth Hotel. We should have the results in approximately four weeks.

**New Business**

None.

**Next Meeting:**

The dates for the next two BOD meetings are Friday September 12, 2014 and Friday October 24 at 10AM at the offices of EGC. POST MEETING NOTE: September 12 meeting was changed to Saturday September 20.

**Adjourn:**

The meeting was adjourned at approximately 11:40 A.M.