

WELCOME

WENTWORTH RESORT
CONDOMINIUM ASSOCIATION OWNERS

2014 ANNUAL MEETING

AGENDA

- **Welcome and Proof of Notice** Jack Kwesell
- **Determination of Quorum** Jack Kwesell
- **Approval of 2013 Meeting Minutes** Jack Kwesell
- **Overview – 2014 Fiscal Year** Jack Kwesell
- **Financial Review of 2014 & 2015 Budget** John Sevee
- **Election of Board Members** Jack Kwesell
- **Real Estate** Kathleen Sullivan Head
- **Jackson XC Touring Center** DD Warren
- **Around Town** DD Warren

Overview 2014

Jack Kwesell

Roof Replacements

- Replaced Roofs on 3 Buildings
- 15 Roofs Replaced Last 6 Years
- 3 Roofs to be Replaced in FY 2015
- Total 7 Year Cost Estimate is \$340,000
- All Accomplished with No Special Assessment

Overview 2014 cont.

Jack Kwesell

Building Maintenance

- Continued Building Repairs
 - Siding, Chimneys, Cheek Walls, Etc.
- Repaired Major Water Line Break at 29A Wentworth Hall
- Completed Drainage Modifications at Rear of 180 Main
- Moving Toward Complete Building Painting On Revolving Cycle
- Standardized Windows & Doors Replacements
- Outside Building Modifications Must Be In Compliance
 - AC Chases, Satellite TV Dish, Etc.

Overview 2013 cont.

Jack Kwesell

Landscaping/Grounds Issues

- Inspection & Replacement of Septic Tank Baffles
 - 3 Year Program to be Resumed After 1 Year Deferral
- Continued Replacement of Septic Tank Covers
- Removed Hazardous Trees & Branches
- Undertaking Survey of Property Lines in Collaboration with Golf Club & Hotel

Overview 2014 cont.

Jack Kwesell

Other Issues

- Renewed Eastern Green Contract

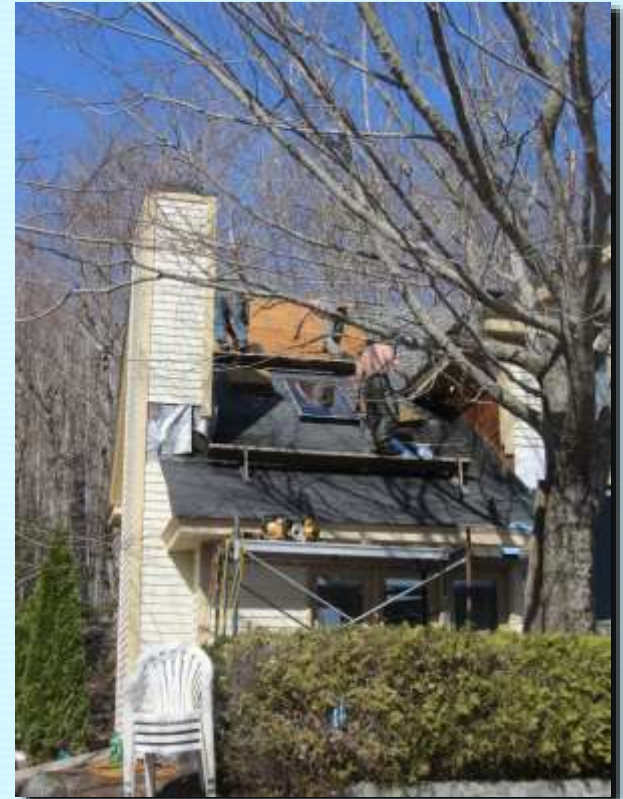
Reminder Issues

- Trash Pick-Up During Vacation/Holiday Periods
- Move Cars After Snow Storms
- Security Monitoring Requirement
- Door Locks Must Be Compatible With Master Key System

Overview 2014

Jack Kwesell

10 and 14 Georgia Lane
Roofs



Overview 2013

Jack Kwesell

10 and 14 Georgia Lane
Roofs



Overview 2014

Jack Kwesell

14 Georgia Lane
Chimney



Overview 2014

Jack Kwesell

14 Georgia Lane
Rot



Overview 2014

Jack Kwesell

180 Main Drainage



Overview 2014

Jack Kwesell

180 Main Roof



Overview 2014

29A Water Main Break



Overview 2014

A/C Installation

Improper Installation



Proper Installation



Financial Review

John Sevee

BUDGET SUMMARY

	2014 Budget (\$)	2014 Actual (\$)	2014 Actual vs Budget (%)	Proposed 2015 Budget (\$)	Comments
Revenues	\$ 341,000	\$ 340,958	100	\$ 341,000	
Contracts	\$ 167,700	\$ 167,839	100	\$ 169,000	
Building Maintenance	\$ 35,920	\$ 43,163	120	\$ 32,000	Roof snow & ice, pests, chimneys
Grounds Maintenance	\$ 7,000	\$ 4,119	59	\$ 9,000	Tree work this year
Utilities	\$ 22,000	\$ 19,071	87	\$ 23,000	Expect electrical rate increase
Other Miscellaneous	\$ 5380	\$ 5517	103	\$ 6,000	
CAPEX/Reserves	\$ 103,000	\$ 102,918	100	\$ 102,000	
Total Expenditures	\$341,000	\$342,627	101	\$ 341,000	

Financial Review

John Sevee

OPERATING ACCOUNT AT END OF FISCAL YEAR

Checking Account	\$55,458
Accounts Payable	\$ 7395
Net Checking	\$48,063

RESERVE ACCOUNTS

	At Beginning of Fiscal Year	At End of Fiscal Year
Money Market	\$104,156	\$104,347
Certificate of Deposit	\$46,681	\$47,151

Financial Review

John Sevee

Near-term CAPEX expenses:

- Continue roofing 2015 & 2016
- Seal roadways and parking area cracks

Election of Board

Jack Kwesell

SLATE OF NOMINEES

DD Warren– 5B Fairview Dr.

Stan Weiss–13B Chipper Point

Dan Coughlin- 180 Main St.



THE WENTWORTH

RESORT
CONDOMINIUM ASSOCIATION



Real Estate

Kathleen Sullivan Head

Jackson Ski touring Foundation





THE WENTWORTH

A new Generation; A new Director Meet Breanne Torrey



JSTF IS A 501 (c) 3 Nonprofit organization



Mission Statement, the Foundation exists “.... **to provide recreational and competitive opportunities for X/C skiing and snowshoeing that enrich lives and promote healthy lifestyles for all ages.**” More than just offering a trail system, the Foundation has sought to immerse people of all ages and backgrounds in the lifelong richness of the sport.

Annual Newsletter;

Be sure to get all the details about our programs, events and what’s new by reading our Annual Newsletter. You can find it online at www.jacksonxc.org > General Info>Media Center.

To Stay connected, be sure to sign up for our mailing list online!

Multi-Use Trails



- **Snowshoeing:**

JSTF has approximately 45 KM of designated snowshoe trails. General areas are along the Ellis River Trail to the warming cabin, Mirror Lake to Eagle Mtn. House, inside the Wave & near Mountain Side Farm on Carter Notch Rd. Trail passes are \$10; *snowshoeing is included in your seasons pass*, or you can purchase a snowshoe only annual pass for \$45.

- **Pet Friendly Trails:**

JSTF has about 14 KM of pet friendly trails! Enjoy skiing with your dog in Prospect Farm and select Village trails.

Multi-use trails are indicated by icons after the trail name on our map. There are also signs on the trails to indicated that they are pet friendly Follow the paw print signs, or orange diamonds for snowshoeing.

Pricing Structure

Season Pass Pricing:

- Before November 30th, eligible to receive the resident rate of **\$119**
- After 11/30, eligible to receive resident rate of **\$139**

Day Pass Pricing:

- Adult trail pass is \$21
- Senior <65 is \$17;
- Junior (10-17) \$14
- Children <10 Ski FREE



JSTF HAS STARTED A Capital Campaign

- **First**, enhance and adapt trails and related facilities to a shorter winter season and reduced snowfall. **Second**, invest in improved marketing to increase the number of average skier days by more than 40%. **Third**, raise capital for trail improvements in the short term and – in the long term – to generate income to help replace the equipment essential to the grooming for which Jackson Ski Touring is renowned.
- **To carry out this strategy we have launched a capital campaign to raise \$600,000. In our 'quiet' phase, we have raised approximately \$465,000 in cash and pledges.**
- From this goal \$300,000 will fund physical improvements to trails and related facilities. (Already, we have added the parking lot near Prospect Farm, the bridge from the Woodchuck Fields across the Wildcat and the rebuild of Alice's Alley.) The remaining \$300,000 of our goal will lay the cornerstone of a permanent fund, the income from which will contribute to replacement of grooming equipment, bridges and other capital items on a planned and prudent schedule. This fund will be essential for JSTF to succeed in maintaining affordable prices for customers and providing free skiing to schoolchildren and to school and college teams, especially during low snow seasons.
Please help us raise the final \$135,000 needed to reach our final goal and to preserve the future of Nordic skiing in Jackson.

For More Information contact Breanne@Jacksonxc.org

A topographic map of the Black Mountain area in North Carolina. The map shows various trails, including the Northern Ellis River Trail highlighted in a box. Landmarks include White Mountain National Forest, Black Mountain Ski Area, and the Tin Mountain Conservation Center. Elevation contours and road networks are also visible.

**THANK YOU FOR YOUR SUPPORT
HOPE TO SEE YOU OUT ON THE TRAILS!**



Breanne Torrey; Executive Director
Breanne@Jacksonxc.org
603-383-9355



Going On Around Town

DD Warren

- ❖ Santa Holiday Express – Conway Scenic RR
- ❖ Jingle Bell Tour – Jackson Village – 11 am to 4 pm
call Chamber for info 383-9356
- ❖ Photos with Santa – Settlers Green – 10 to 2 pm
- ❖ Shop Till You Drop Settlers Green Tree Festival

THANK YOU!

DINNER TONIGHT

6 PM Cocktails

7:00 PM Dinner

Red Fox