

**Wentworth Resort Condominium Association
Board of Directors Meeting**

September 26, 2015

Red Fox

Attending: Dan Coughlin, Rosemary O'Brien, Blake Smith, DD Warren, David Treadwell
Stan Weiss, John Sevee, and Property Manager, Erik Chandler

Absent:

Guests: John Bruni, Mike Mallett (part time)

The meeting was called to order at 9:00AM by Dan Coughlin.

Management Report:

Manager Chandler updated The Board on the roofing schedule and a few other maintenance items. He has communicated with owners in Building 84 Wentworth Hall Ave. and 6 Fox View on the roofing schedule.

Financial Report:

Manager Chandler reviewed the financial statements and the current over budget status. He also updated the board on accounts receivables. No major collection issues at this time.

Minutes Approval:

The minutes of the August 28, 2015 meeting were approved.

Old Business

Property Line Resolution:

John and Dan updated The Board on the progress being made. John has been working with the surveyors and hopes to have a map ready for the annual meeting.

Mike Mallett arrived in the room and asked to speak with the board. He thought it would be a good idea to include the Pro Shop Building on the new plans and amendments. He also asked about the septic fields that are on golf course land and commented that he thought we should remove rights of first refusal. DD asked Mike if the Hurlin House boundaries have been worked out. Dan indicated Fritz is working on that. Dan offered to give Janet Aronson's contact information to Mike so they could all work together in resolving the open issues.

Mike thanked The Board for the opportunity to join the meeting and indicated he looked forward to getting all of the long standing issues resolved. The Board thanked him for his comments and appreciated his assistance. He then left the meeting.

Stan Weiss asked what owners would approve at the annual meeting. Dan and John Bruni commented that essentially the owners would approve the concept presented. Dan will confirm with Attorney Aronson if that is the proper approach. Dan thought that everything presented at the annual meeting would be approved by all attorneys ahead of time.

White Mt. Oil Contract:

Erik presented a final draft of a letter that would be sent to owners that have no service contract with White Mt. Oil. A few minor edits were made. The letter details a minimum maintenance contract including antifreeze protection. The letter and process was approved by The Board.

Next Meeting:

October 23, 2015 10:00 AM E.G. Chandler Office

The Board adjourned for a break until the owners arrived at 11:00AM.

Open Meeting:

The Board introduced themselves and the following owners introduced themselves as well:

Foster (6D), Crane (10BG), Michaud (10AJ), Nemeth (14DJ), Bureau (20A), Rowe (20D), Pizor (84A)

Dan gave an overview of many unexpected expenses that occurred this year and the general aging of the complex. He thanked the owners for helping update the Building Repair List and indicated Management received a lot of feedback. Future projects and ongoing maintenance items were discussed. Funding options were detailed and reviewed.

Bob Michaud asked if The Board had considered spreading out the work and funding requirements out over a longer period of time.

Stephen Crane requested that the work not be spread out and added that two years was a good time frame.

Dan explained that the BRL list combined with the capital needs necessitates a two year plan but owner input is requested and welcomed.

Stephan Bureau stated that the increased fees and assessment is warranted and that he supports it. He thanked The Board for all of their work over the year and appreciates what they have presented.

Yanos Nemeth discussed an issue he has with a tree dripping on his car. He expressed frustration that he was informed that if one tree is removed two trees need to be planted. Dan explained that this procedure has been in place for a long time but the Association would look at the issue with the dripping tree. Mr. Nemeth also requested that something be planted to block the unsightly septic cover in front of his unit. He indicated he would prefer to use our reserves now for the work needed and assess later as required.

Bob Michaud asked if The Board would revisit the dues structure based on unit size. He also asked the Board to investigate if a line of credit could be used to do the work and then assess owners after the work is completed. The Board indicated they would take all of this under advisement and thanked Mr. Michaud for his input. Bob thanked The Board for their efforts and stated that they had done an excellent job with the presentation.

Owners thanked the Board for listening and requesting input.

The open session ended and most owners left the meeting.

The Board recapped the feedback and discussed the owners' comments.

After The Board discussed all of the options Dan Coughlin made a motion to proceed with the dues increase and assessments as outlined in the communications with the owners. The motion was seconded and it passed unanimously.

Adjourn:

Stan Weiss made a motion to adjourn. DD Warren seconded the motion and the meeting was adjourned.