

**The Wentworth Resort Condominium Association
Annual Meeting Minutes
Saturday, December 5, 2015
Red Fox Pub**

The meeting was called to order at 9:30 a.m. by Dan Coughlin, WRCA BOD President.

Present: **Board Members:** Dan Coughlin, DD Warren, Dave Treadwell, Blake Smith, Stan Weiss, John Sevee, and Rosemary O'Brien.

Management: Erik Chandler

Owners: 45 owners were in attendance or represented by proxy.

Determination of Quorum

The meeting was opened by Board President, Dan Coughlin, noting that a quorum was present. One third of 80 owners are required for a quorum.

Financial Stability (Dan Coughlin)

Dan reviewed the the Boards work in determining that a dues increase combined with a two year assessment is needed to catch up on deferred maintenance items, replenish cash used to meet 2015 expenses, and fund anticipated capital work. He informed owners that most items on the current Building Repair List (BRL) were inherited by current management and the work on the list should get done. He explained how management surveyed the owners for input on the list. The Board then toured the site with management to view the condition of the buildings. This BRL list was then merged with a long range capital plan to determine funds needed. A brief question and answer period was held.

Year in Review: (Property Manager Erik Chandler)

- **Roof Replacements:**

The Association replaced roofs at Fox View 8 (last fall), 84 Wentworth Hall Avenue and Fox View 6. Roof replacements will continue for several more years. Building 77 and the two buildings at Fairview are scheduled next.

- **Building Maintenance:**

Erik showed photos of a rotted deck beam discovered at Building 9. New concrete footings for the deck posts were poured as none were present. All repairs are complete.

Substantial rot was found in the chimney chase and roof framing of Building 84 B & C. Repairs are complete. A design improvement on the top of the chimney chase was implemented to prevent continued water penetration.

- **Septic Pump Stations:**

Two have failed since Chandler hired. More will fail due to old age.

- **Tree Work:**

77 & 84 Wentworth Hall Avenue Completed

10 & 14 Georgia Completed

10 & 14 Joshua Underway

3 & 5 Fairview Scheduled for 2016

20 Cottage Scheduled for 2016

Management will review tree or brush work needs at each building over the next two years and all buildings will be visited as needed.

- **Reminders:**

An additional dumpster is provided (opposite 77 Wentworth Hall Avenue) for trash pick-up during vacation/holiday periods.

Please assist property maintenance with snow removal by moving cars after snow storms.

Erik reminded owners of the Association's security monitoring requirement. A landline is required in each unit for security monitoring purposes.

Exterior door locks must be compatible with the Association's master key system.

Amendment to Declaration / Lot Line Review:

Dan Coughlin spoke to The Boards continued work on a nine year initiative that would clear up many inconsistencies within the property. He reviewed two maps that John Bruni placed on the screen for the owners to view. The Board, Mike Mallett, and Fritz Koepfel agree on the current draft. The Board fielded some basic questions and urged the ownership to approve the amendment. Correspondence will be sent to all owners requesting their written approval.

Financial Review (John Sevee)

John Sevee provided the financial review of Fiscal 2015.

- John presented a budget summary of 2015 actual versus budget and proposed budget for 2016. John also presented a detailed summary of expenses, and a summary of our operating and reserve account balances.
- He spoke to the continued roofing work, BRL list, and many other projects that will benefit from the dues increase and assessment.

Election of Board (Dan Coughlin)

One Board member is up for re-election (Blake Smith) and one is retiring (Dave Treadwell). Blake Smith was reelected. Bob Michaud was nominated and subsequently elected to The Board. Dan Coughlin thanked Dave for his many years of service on The Board.

Approval of the 2014 Annual Meeting Minutes:

A motion was made and seconded to approve the minutes of the 2014 Annual Meeting. The motion was approved by unanimous vote.

Real Estate (Kathleen Sullivan Head)

Kathleen provided those present with a recap of the year in Real Estate. Please contact her for a copy of her presentation. She commended The Board for the newly funded maintenance program and stated that the commitment to maintain the complex to its fullest is a necessary investment in the aging complex.

Jackson Ski Touring (Breanne Torrey)

Breanne Torrey reviewed the ski touring facility and trails. She informed the owners that Wentworth owners are eligible for the Jackson resident rate. She thanked the owners for the use of condominium land and detailed a new 62 acre land purchase that brings the total acreage owned to 250 acres.

Around Town (DD Warren)

DD gave a presentation of the holiday events in Jackson and the MWV.

DD thanked Dave Treadwell for his many years of service. On behalf of the Association, he was presented with gratuities and given a round of applause.

Final Items:

Everyone was reminded of the Annual Dinner to be held at 6 pm at the Red Fox Pub.

Adjourn:

A motion to adjourn was made, seconded, and approved and the meeting was adjourned.