

**Wentworth Resort Condominium Association  
Board of Directors Meeting  
March 27, 2015  
Unit 180 B - Main Street, Jackson, N. H.**

**Attending:** Dan Coughlin, Rosemary O'Brien, Blake Smith, David Treadwell, DD Warren, Stan Weiss

**Absent:** John Sevee (absent with permission)

**Guests:** John Bruni

The meeting was called to order at 4:00 PM by Dan Coughlin.

**Management Report**

Erik was not able to attend, although he sent in the punch list, the financial and comments with regard to the website use.

A question was asked as to the existence of the signed agreement with White Mountain Oil. Need to check with Erik before next meeting. Specific question was asked as to whether antifreeze is included in the scope of the agreement.

**Financial Report**

Financial statements were distributed to board members and reviewed. It was noted that the statements show revenue for 9 months, through third quarter billing, while expenses are through the first half of the year. It was noted that we are generally in line with then operating budget with the exception of septic, lights, snow removal and pest control. These items are mostly seasonal and should be in line by year end.

Discussion ensued about the need to consider a comprehensive physical review and a multiyear investment program to get the property in top shape. The extent, cost and financial impact will be determined after the upcoming walk around. The results of this survey will impact the capital and operating budgets and be a needed input to the assessment of adequate reserves. Eastern Green will be invited to this walk around

**Old Business**

**Property Survey Status:**

It was agreed that the existing building punch list report was dated and need extensive updating based on the scheduled walk around. It was also requested that future punch list include the dates of submission and resolution.

### **Approval of January 9, 2015 BOD Meeting Minutes**

After discussion it was agreed that any comments and modifications would be submitted to Stan Weiss. Stan will recirculate the amended minutes and we will approve them by email.

### **Website Update:**

The new owner's guidebook has been posted to the website in the member's only section, just above the annual meeting minutes.

It was requested that minutes be circulated within 15 days of the meeting and posted immediately after comments are made.

Work order system – most owners do not go thru the website – they just call or email Chandler's office directly. Some come from the website but not many. We decided to leave all systems as is for now, subject to a more comprehensive review of the website itself.

DD and John agreed to follow up with Erik and review the contract with Alpine web, with the intent of identifying ways to improve the site relevance.

### **Boundary Discussion**

Dan had a discussion with Fritz regarding the boundary discussion. Upon his return in May, Fritz would like to sit down compare surveys, agree upon outstanding issues and develop a mutually acceptable plan for resolution.

### **Trash Building:**

This building is in need of immediate attention as the door does not close properly, and the risk of bears is increased in the spring.

### **Next Meeting**

The April meeting will include a working lunch followed by a walk around of the property.

### **Adjourn:**

The meeting was adjourned at 5:55 PM