

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

**May 29, 2015  
E.G. Chandler Office**

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

**Absent:** John Sevee, David Treadwell

**Guests:** John Bruni

The meeting was called to order at 1:05 PM by Dan Coughlin.

**Management Report**

Erik distributed the refreshed BRL report. Management received feedback from 57 owners, or 65% of the complex. We discussed alternatives to addressing the backlog of BRL items and funding.

**Financial Report**

The previously distributed financial reports were approved by the Board of Directors (Board). Erik and Dan concurred that the budget is tight. Standard maintenance costs coupled with a few issues that have been previously discussed will most likely lead to the Association being over budget at year end.

The full Board agreed that the roof repair program should be continued this year, noting it would preclude the addition to the financial reserves. The Board asked Erik to review the BRL and present a full report at our next meeting, with the expectation that we would consider future funding opportunities to address the deferred items.

**Approval of April 2015 BOD Meeting Minutes**

The minutes of the previous Board meeting were approved via email and posted to the website shortly after the meeting.

**Old Business**

**Wentworth Hall Avenue Lighting:**

The Board voted to table this repair until the property line issues with the Hotel have been resolved. POST MEETING NOTE: As of 5/27, lights have been reconnected, presumably by the hotel.

**Property Line Resolution and Other Topics to Review with The Hotel:**

Dan has spoken with Fritz and they are working to bring this issue and a few others to a conclusion. Owners have expressed frustration with dumpster and brush disposal area use, parking issues, noise levels, and damage to the roads due to heavy trucks being used to service the new dumpster location. Dan and John Sevee will meet with Fritz to propose a comprehensive resolution to the outstanding items, hopefully before the next board meeting.

**Reconcile Capital Reserve with BRL / Multi-Year Plan:**

John Sevee, Dan and Erik will review the new BRL as well as the Multi-Year Plan and present to the Board at the next meeting.

**Antifreeze**

The association will be drafting new criteria for antifreeze. This will be circulated to all owners after the next Board meeting.

**White Mt. Oil Contract**

Dan will work to conclude the negotiations with White Mt. Oil.

**New Business**

**Tree Removal**

The Board reviewed an owners request to cut a healthy tree due to it dripping on their vehicle.

The current policy is:

The owner making the request must obtain written approval from all owners in the building. The owner shall fund all associated work. The owner shall replace the tree with (2) other pre-approved trees or shrub varieties. Management and the Board are to be consulted and ultimately, the Board will have final approval. RAO note – the owner should be contacted before these minutes are published. Also the owners of 10 georgia removed a Linden tree a few years back and they were not asked to replace it.

**Parking Issues**

Owners have brought to the Board's attention the issue of overcrowding of Association parking lots during Hotel events. The Board voted to post signs at the affected lots.

### **Grills**

The Board wishes to remind all owners of the current policy on grills:

#### **FIRE SAFETY/ GRILLS, HIBACHIS OR SIMILAR DEVICES**

This is to advise you of the requirements of NFPA 1, 2009 Edition, that are incorporated in the New Hampshire State Fire Prevention Code (RE: New Hampshire Code of Administrative Rules, Part Saf-C 6008). In particular, NFPA section 10.11.6 states: *"For other than one- and two-family dwellings, no hibachi, grill, or other similar devices used for cooking, heating, or any other purpose shall be used or kindled on any balcony, under any overhanging portion, or within 10 ft (3 m) of any structure."*

Please be informed that under no circumstances can any grills, hibachis or other similar devices be used for cooking in any of our Three Bedroom Condominium Units in buildings with 4 Units. You may use such devices as long as they are at least 10 feet away from any structure or any building overhang. **DO NOT USE GRILLS, HIBACHIS OR SMILIAR DEVICES ON THE BALCONIES.**

The following units CAN use grills, hibachis or similar devices as long as they are 10 feet away from any structure or 10 feet away from any overhanging portion of a structure:

- Two bedroom Units (even if they have four dwellings as most do) at least 10 feet away from building.
- Units 13A/B Chipper Drive, Units 3 and 5 on Fairview Drive, Units 77 A/B Wentworth Hall Avenue, on the decks if at least 10 feet away from building.

### **Next Meeting**

July 17, 2015; 1:00 PM. E.G. Chandler office.

### **Adjourn:**

The meeting was adjourned at 3:10 PM.