

**The Wentworth Resort Condominium Association
Annual Meeting Minutes
Saturday, December 2, 2017
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, Blake Smith, Stan Weiss, John Sevee, Jack Rowe, and Bob Michaud

Management: Erik Chandler, Betsy Eaton

Owners: 28 owners were in attendance and 11 represented by proxy for a total of 39 units represented.

Determination of Quorum

The meeting was opened by Board President, Dan Coughlin, noting that a quorum was present. One third (27) of 80 owners are required for a quorum.

Approval of the 2016 Annual Meeting Minutes

A motion was made and seconded to approve the minutes of the 2016 Annual Meeting. The motion was approved by unanimous vote.

Restoration Plan / Building Repair List

Association President Dan Coughlin reviewed the restoration work that has been completed and the plans for 2018. He thanked the membership for their financial support and also their patience as Chandler makes their way around the property. He stated The Board is committed to getting this project finished and not leave it for the next Board.

Property Line Survey

John Sevee detailed a two year initiative to finalize the property boundaries with neighbors and record those boundaries at The Registry of Deeds. John and other board members have had multiple meetings with our neighbors and he is happy to report the project is complete.

Financial Review

John Sevee provided the financial review of Fiscal 2017.

- John reviewed a slide that detailed the larger expenses and spent some time reviewing the funds spent on rot work. A lot of that work was unplanned and unexpected.
- John presented a budget summary of 2017 actual versus budget and proposed budget for 2018. 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.

An owner asked why smaller units pay the same fees as the larger units. Dan responded that the bylaws govern how dues and assessments are charged to units. The Board looked at this issue again this year and with legal counsel it was determined it would take a 100% vote of the owners to change it.

Election of Board (Blake Smith)

DD Warren, Dan Coughlin, and Stan Weiss were nominated for Board Terms. Blake Smith asked if there were any nominations from the floor. Seeing none, Blake asked all those in favor of reelecting the slate of nominees. DD, Dan, and Stan were reelected to a thunderous round of applause.

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 mentioned that many associations around the valley have been dealing with similar issues and she feel The Association is doing the right thing restoring the complex.

Around Town (DD Warren)

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

Final Items:

Everyone was reminded of the Annual Dinner to be held at 5:30 pm at The Red Fox.

Storm Doors: Robin Garside asked if she could change out her wooden storm door with an aluminum door. Dan Coughlin said The Board will be discussing this at The Board meeting after this meeting.

Janet Capone inquired about some parking issues at her building with rentals. Erik asked all owners to refer any parking issues to his office. He commented that The Hotel has been very responsive with any issues that management brings to their attention.

- **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.

Security monitoring / Low Temperature / Water Sensor Requirement: A landline is required in each unit for security monitoring purposes. The majority of the complex uses Pope Security in Conway, NH for this service.

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

Adjourn:

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