Rowell Estates Condominium Association

P.O. Box 446 Kingston, NH 03848

Minutes of Board of Directors Meeting 5-28-2025

The Board of Directors Meeting was called to order at 3:05 p.m. at 43 Ash Drive. In attendance: Steve Fournier, President; Steve Safos, Treasurer; Elaine Provencher, Member; Jean Allen, Secretary; and Jim Savarese, Member.

MOTION: Upon a motion by Steve Fournier and seconded by Steve Safos, the minutes of the 5-6-2025 meeting were accepted as written.

**DEPOSITS BANK BALANCE RECA BALANCE**

CHECKING ACCOUNT $53,803.89 $44,131.89

READY RESERVE $1,212.34 $1,212.34

BUSINESS 6 MONTH CD $50,868.53 $50,868.53

**TOTAL** $105,884.76 $96,212.76

**OUTSTANDING CHECKS: CHECK # AMOUNT DATE**

Rockingham Irrigation (June 2025) 2212 $4,306.00 4/22/2025

TruGreen 2220 $1060.00 5/24/2025

Rockingham Irrigation (May 2025) 2221 $4,306.00 5/24/2025

**TOTAL $9,672.00**

**UNPAID INVOICES**

NHDES DWGB (2026 WATER PERMIT) $300.00 6/1/2025

**TOTAL $300.00**

**TREASURER REPORT**

Steve Fournier asked if we have been making any deposits into the ready reserve. Steve Safos replied that all of the money in the checking account is being used, therefore it hasn’t been possible to make deposits into the ready reserve at this time.

Steve Safos announced that the $50,000 CD matures on June 20. It was decided unanimously to renew only the $50,000 CD for 3 more months and transfer the accrued interest in the amount of $868.53 into the ready reserve.

Steve Safos reminded us that the special assessment, in the amount of $1,511, will be due on August 1st. Jean Allen will send out several reminders to the residents.

Jim Savarese discussed the budget.

**WORK ORDER REPORT**

Units 4 and 6 need cracks sealed in the basement. Unit 37 would like the shrubs cut back that are hiding the electrical equipment in front of her unit. It hasn’t been determined if the gutter work is complete.

**ONGOING BUSINESS**

Steve Fournier spoke with Ben from Petra Paving regarding sealing the cracks on the roads and driveways. They will be here on Friday, June 6 at 7:15 a.m. The roads will be done first. Once the roads are complete, the driveways will be attempted. If it should rain, they will have to stop. Jean Allen will send out instructions to the residents.

Steve Fournier reported that during our recent water flushing, it was discovered that the electronics component inside the main panel is not working correctly. Epping Well and Pump will order the part and return to install it.

Power washing of the decks was performed with the help of several volunteers. Several units will be treated for algae as soon as the material arrives.



**NEW BUSINESS**

An additional Board meeting was added to the schedule on August 26 at 3:00 at Unit 38.

Steve Fournier mentioned that there was a back-flow preventer test performed at Unit 10 and there should be one more scheduled for Unit 30.

MOTION: Upon a motion by Steve Fournier and seconded by Steve Safos, the meeting was adjourned at 4:20 p.m.

Respectfully submitted,

Jean Allen, Secretary

RECA Board of Directors