Rowell Estates Condominium Association

P.O. Box 446 Kingston, NH 03848

Minutes of Board of Directors Meeting 01-07-2025

The Board of Directors Meeting was called to order by Steve Fournier at 4:06 PM at 43 Ash Drive.

In attendance: Steve Fournier, President; Steve Safos, Treasurer; Elaine Provencher, Member; Jim Savarese, Member; Jean Allen, Secretary.

MOTION: Upon a motion by Elaine Provencher and seconded by Steve Safos, the minutes of the Dec 17, 2024 meeting were accepted as written.

TREASURER REPORT

TD BUSINESS CONVENIENCE PLUS: BANK BALANCE RECA BALANCE

 $68,997.77 $61,050,77

READY RESERVE $1,212.14 $1,212.14

BUSINESS 6 MONTH CD: $50,075.30 $50,075.30

TOTAL $120,285.21 $112,338.21

Outstanding checks total $7,947.00. Unpaid invoices total $8,665.73

As of this date (1/7/25), three units have not paid their condo fee yet, and two units paid the old amount of $450. Steve S will be collecting the extra $50.00.

Jim discussed the budget and forecast and although the finances will be tight, he feels confident about our budget for the year. Jim and Steve S discussed changing the monthly budget for Unitil from $836 to $769 as the January bill was much lower than the budgeted amount and they feel that amount should continue.

WORK ORDER REPORT

We currently have one open work order.

ONGOING BUSINESS

Jim gave us a roofing update. There are two items for Bob from Ridge Runner. Unit 32 has some damage to a side window, and Unit 52 has some gutter damage in the back of the house. Also, Jim discussed the deck updates. There are four decks that need replacing and there are commitments from two of the units. He hopes to have the other two commitments by the open meeting on Jan 22.

Jean has been in contact with Fidium and would like to arrange for a representative to attend our April open meeting and provide information and answer questions from the residents. If we have enough interest, Fidium will connect the community at no charge. If any resident would like to subscribe to Fidium, there will be a charge which will depend on the plan that is purchased. Steve F. mentioned the fact that Rowell Estates owns the underground utility equipment and Fidium should be aware of that.

NEW BUSINESS

The Consumer Confidence Report is now due. We are waiting for a letter from Epping Well and will pursue this at that time.

OPEN MEETING ITEMS

Summary of upcoming changes in declarations.

Discussion of 2025 financial situation, including maintaining a healthy reserve.

Jim will present a roofing summary.

Paula and Sheila will be running a 50-50 raffle at the open meeting.

New neighbors will be introduced.

Looking ahead to spring:

Petra Paving will be sealing the cracks

We expect the inspections of our water system tanks to take place this spring with Epping Well and Pump providing support for this work.

The open meeting is scheduled for Wednesday, January 22.

Our next meeting is scheduled for Tuesday, February 11 at 3:00 to be held at Unit 30.

MOTION: Upon a motion by Steve Fournier and seconded by Steve Safos, the meeting was adjourned at 5:20 PM.

Respectfully submitted,

Jean Allen, Secretary

RECA Board of Directors

 www.rowellestatescondoassoc.com