

Rowell Estates Condominium Association
P.O. Box 446 Kingston, NH 03848

Minutes of Board of Directors Meeting 07-08-2025

The Board of Directors Meeting was called to order at 3:15 p.m. at 30 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 6-17-2025 meeting were accepted as written.

| DEPOSITS | BANK BALANCE | RECA BALANCE |
|--|---------------------|---------------------|
| CHECKING ACCOUNT | \$72,167.57 | \$62,531.57 |
| READY RESERVE | \$2,239.04 | \$2,239.04 |
| BUSINESS 6 MONTH CD Matures 9-19-25 | \$50,000.00 | \$50,000.00 |
| TOTAL | \$124,406.61 | \$114,770.61 |

| OUTSTANDING CHECKS: | CHECK # | AMOUNT | DATE |
|-----------------------|---------|-------------------|-----------|
| Rockingham Irrigation | 2231 | \$4,306.00 | 6/30/2025 |
| Epping Well and Pump | 2233 | \$700.00 | 7/8/2025 |
| S.K. Services | 2234 | \$3,925.00 | 7/8/2025 |
| TruGreen | 2235 | \$705.00 | 7/8/2025 |
| TOTAL | | \$9,636.00 | |

| UNPAID INVOICES: | | |
|---------------------------|-------------------|-----------|
| Travelers Insurance | \$2,022.01 | 7/15/2025 |
| Unitil | \$731.00 | 7/15/2025 |
| Ridge Runner Construction | \$6,100.00 | 7/15/2025 |
| TOTAL | \$8,853.01 | |

TREASURER REPORT

Steve Safos submitted the signed amendments to the by-laws, rules and regulations. Jean Allen will distribute these to the residents and they will also be added to the website by Eileen Murphy.

According to Steve Safos, all condo fees are in and we have received three assessment checks to date.

Jim Savarese and Steve Safos discussed the forecast for 2025.

Steve Fournier reported that the state cleaning and inspection of the tank from Epping Well and Pump is on hold due to funding problems from the state.

WORK ORDER REPORT

Work orders for gutter repair remain open at this time. Karl has been working on new decks for Units 18 and 20. Unit 18 has been completed and Unit 20 is being worked on at this time.

Work orders for sealing cracks in the basements are still open.

Jim Delude submitted a letter requesting permission to install a small window in his garage. Permission was granted by the Board of Directors and Karl will be installing the window sometime in the spring.

ONGOING BUSINESS

Jim Savarese opened a discussion regarding the upcoming Open Meeting on July 23. There was a discussion regarding future plans for funding projects as well as diverting funding if necessary.

Steve Fournier announced that the water tank cleaning and inspection should be completed before the next 3-year inspection.

There was a discussion regarding water usage being on hold and waiting for installation of a new pump.

Elaine Provencher is requesting that a notice be sent to residents regarding pets relieving themselves on front lawns. Owners should utilize the common areas across from their unit.

NEW BUSINESS

Jim Savarese and the remainder of the Board had a lengthy, detailed discussion regarding the 2026 budget. Many decisions were made and an additional short meeting has been added to the schedule for Monday, July 21 for the purpose of working on finalizing the 2026 budget.

MOTION: Upon a motion by Elaine Provencher and seconded by Steve Safos, the meeting was adjourned at 5:05 p.m.

Respectfully submitted,
Jean Allen, Secretary
RECA Board of Directors

