

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

Minutes of Board of Directors Meeting 4-15-2025

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 Elaine Provencher and seconded by Steve Fournier, the minutes of the 3-25-2025 meeting were accepted as written.

	BANK BALANCE	RECA BALANCE
CHECKING ACCOUNT:	\$60,001.08	\$47,974.08
READY RESERVE	\$1,212.24	\$1,212.24
BUSINESS 12 MONTH CD:	\$50,548.70	\$50,548.70
TOTAL	\$111,762.02	\$99,735.02

Outstanding Checks:	Check #	Amount	Date
Dan's Tree Service	2182	\$3,000.00	1/10/2025
Dept of the Treasury	2188	\$2,119.00	2/15/2025
Reinhold Security	2198	\$200.00	3/17/2025
Epping Well and Pump	2199	\$680.00	3/17/2025
Rockingham Irrigation	2200	\$6,028.00	3/17/2025
Total		\$12,027.00	

Unpaid Invoices		
Reinhold Security	\$1,596.00	4/1/2025
Ridge Runner Construction	\$6,100.00	4/15/2025
Total		

Steve Safos reports that all condo fee checks have been received. He also reports that the RECA credit card has been locked as a recent transaction exceeded the \$5,000 limit. The Board agreed to raise the limit to \$10,000.

Jim Savarese expects us to end the year at budget and to have a year-ending income of approximately \$104,000 that is greater than we started the year at.

## WORK ORDER REPORT

Elaine Provencher reports several open work orders. Karl will be returning to finish repairing the gutters in 6 units that he had temporarily fixed during the winter.

The lamp-post at Unit 2 will be replaced when it begins leaning again in the future. It has been temporarily repaired.

Unit 28 has a rotted board in the front corner of the unit.

## ONGOING BUSINESS

Jean Allen spoke to Fred from Reinhold Security to determine what he would charge if he needed to return for fire alarm testing. It was determined that he would charge between \$300 and \$500. It was decided by the Board to increase the resident's fee to \$500 if they are required to return due to non-compliance.

Steve Safos would like to change the condo fee late date from the 15<sup>th</sup> to the 10<sup>th</sup> of the month. The Board agreed.

Jim Savarese has ordered the deck materials from Home Depot. He is waiting for a delivery date.

## NEW BUSINESS

The Board discussed the future meetings and the following dates have been approved:

Wed, April 23, 6:00, Open Meeting at VFW  
Tues, May 6, 3:00, Unit 30  
Wed, May 28, 3:00, Unit 43  
Tues, June 17, 3:00, Unit 41  
Tues, July 8, 3:00, Unit 38  
Wed, July 23, 6:00, Open Meeting at the library  
Tues, Aug 12, 3:00, Unit 30  
Sat, Sep 13, Annual Meeting, time TBD

Steve Fournier will schedule the water flushing for April 29.

Everyone agreed that the spring walk-around will be scheduled for May 9.

Jean Allen will send out a notice regarding a group contribution to the New Hampshire Food Bank. The options are making a check out to RECA with a comment "for food bank", or to the Food Bank and they will issue a tax credit.

Steve Fournier discussed the upcoming voting at the Open Meeting. Everyone should have a ballot. The options are deposit your ballot in the black mailbox, ask a neighbor to bring it to the meeting if you are not attending, or bring it to the meeting.

Jim Savarese has done some research into paving our roads and driveways. He contacted Petra Paving and they will be coming to provide information and an estimate.

MOTION: Upon a motion by Elaine Provencher and seconded by Jean Allen, the meeting was adjourned at 4:20 p.m.

Respectfully submitted,  
Jean Allen, Secretary  
RECA Board of Directors

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