

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

Minutes of Board of Directors Open Meeting, 07/22/2026.

The Board of Directors meeting was called to order at 6:00 p.m. by Jim Savarese at the Kingston Library.

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

Also in attendance or represented by proxy were residents of the following units: 14, 18, 22, 23, 24, 26, 28, 29, 30, 33, 35, 37, 38, 39, 40, 42, 43, 44, 45, 46, 48, 52.

An agenda for the meeting was distributed to all residents. All remaining send-outs will be distributed to the residents who did not attend the meeting.

Steve Safos led the residents in the Pledge of Allegiance. Jim Savarese also led a moment of silence.

Jim Savarese announced that at the end of the meeting, there will be an open discussion by the residents regarding the age restriction subject. There will also be another open discussion at the Annual Meeting in September.

TREASURER REPORT:

CHECKING ACCOUNT:	\$17,055.00
RESERVE ACCOUNT:	\$102,216.00
CURRENT CD'S:	\$0.00

Steve Safos announced that there were some unexpected expenses but everything is back on target.

WORK ORDERS

Elaine Provencher announced that the work orders are being done as fast as possible. Quite a few are complete, but some are still pending.

Elaine requested that when filling out work orders, please do not include more than one order per sheet.

Elaine distributed a sheet for residents to list their landscaping needs and Jess from Rockingham Irrigation, along with some help, will address these issues. Also, the mulch is still on order and should be here this week.

The lawns for Units 43 and 45 will be re-seeded and loam applied in early fall.

Elaine mentioned that she is looking to have someone do the roof raking as needed this winter and will obtain a quote from a candidate.

WATER SYSTEM UPDATE

Jim Delude announced that the well pump was replaced in May. The wiring was also changed.

Four vents in the leach field were damaged and E&E Septic repaired all four with no problem.

The spring flushing was performed with no problems and the fall flushing will take place in October.

ADMINISTRATIVE UPDATE

Jean Allen reminded residents about the house keys that were placed in the dog-houses as well as another set in Jean's care if needed.

One of our residents had a problem with bees. Pest End came out and treated the front and back of the unit and the problem is resolved.

The Annual Meeting is approaching and the Board is beginning the process of planning for that meeting. A packet containing some helpful information, as well as a proxy form and a candidate form, will be distributed to the residents.

Jean reminded the residents about the process of preparing the minutes and uploading them on our website.

NEW BUSINESS

Jim Savarese discussed the recently completed tasks. He thanked all of the volunteers for their help.

The power washing of the fronts and backs of all units is completed.

Recently, there were street signs placed in both cul-de-sacs to help with any confusion of the unit numbers.

Jim discussed the 2027 budget which he and our treasurer have been fine tuning. Jim feels that the commitments have been met. There will be no increase in the condo fee nor any assessments for 2027.

There are three Board members that will be ending their term this year. Two of them will be remaining for another 2 years, and one will not. The Board will require nominees for that position.

Jim Savarese led an open discussion on the subject of age restriction. Many residents participated in the discussion. It was decided that there will be two options on this subject. We can keep the current situation which is only one person being 55, or change to both residents being 55. There will be a vote in January.

The subject of electric bikes or cars was approached by a resident. The subject of the battery igniting and causing a fire is a concern. The Board will speak to the insurance company about this issue.

Upon a motion by Jim Savarese and seconded by Steve Safos, the meeting was adjourned at 7:15 p.m.

Respectfully submitted,
Jean Allen, Secretary
RECA Board of Directors

