Rowell Estates Condominium Association

P.O. Box 446 Kingston, NH 03848

Minutes of Board of Directors Meeting 08-12-2025

The Board of Directors Meeting was called to order by Steve Fournier at 3:10 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 07-23-2025 meeting were accepted as written.

**DEPOSITS BANK BALANCE RECA BALANCE**

**CHECKING ACCOUNT $125,781.90 $113, 450.90**

**READY RESERVE $2,239.14 $2,239.14**

**BUSINESS 6 MONTH CD $50,119.32 $50,119.32**

Matures 9-19-25

**TOTAL $178,140.36 $165,809.36**

**OUTSTANDING CHECKS: CHECK # AMOUNT DATE**

Ridge Runner Construction 2237 $6,100.00 7/15/2025

Rockingham Irrigation 2244 $4,306.007/28/2025

S.K. Services 2245 $1,925.00 8/4/2025

**$12,331.00**

**UNPAID INVOICES**

Epping Well & Pump $1,134.50 8/15/2025

Ridge Runners Roofing $6,100.00 8/15/2025

Unitil $701.22 8/15/2025

Travelers Ins $2,022.01 8/15/2025

Pest End $1,008.00 8/15/2005

**$10,965.00**

**Treasurer Report**

The 6 month CD with a total of $50,119.32 will mature on 9/19/2025.

Steve Safos discussed the remaining assessment payments that are due. There are two residents who still owe the assessment. One of the residents will pay the balance of $1511.00 next week and the other resident has paid half of the balance and will pay the remainder next month. Steve also announced that everything has remained balanced in our accounts.

Jim Savarese reviewed the months of August and September of our Actual versus Budget report with everyone and we all feel that we’re in good shape for our August and September forecast.

There was a detailed discussion regarding the 2026 budget.

**WORK ORDER REPORT**

Unit #4 will be submitting a work order for leaks on the ceiling due to the roofing process.

Steve Safos will make copies of invoices for Elaine Provencher to determine what jobs Karl has completed and if any are still open.

Unit #30 submitted a work order for rotting threshold and frame at the front door.

**ONGOING BUSINESS**

Steve Fournier reported that Petra Paving will be returning to seal the cracks in the driveways as soon as the weather is cooler.

Steve Fournier approached the subject of our 2026 budget regarding including $6000 for possible pump replacement. He feels that any equipment failure should come out of the reserve account. Jim Savarese will adjust the budget accordingly.

Jim Savarese presented a list of “why do” the road project in 2027.

**NEW BUSINESS**

Jean Allen presented dates for future meetings and everyone agreed on the dates and times. Jean will go to the library and schedule our 3 Open Meetings for next year.

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