

Rowell Estates Condominium Association

P.O. Box 446 Kingston, NH 03848

Minutes of Board of Directors Meeting 12-09-2025

The Board of Directors Meeting was called to order by Jim Savarese at 3:26 pm at 38 Ash Drive.

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

MOTION: Upon a motion by Elaine Provencher, the minutes from the prior meeting of 11/18/2025 were approved and seconded by Steve Safos.

TREASURER REPORT

RECA December 9, 2025 Account Balances

DEPOSITS	BANK BALANCE	RECA BALANCE
CHECKING ACCOUNT	\$82,535.80	\$74,561.80
READY RESERVE	\$2,239.52	\$2,239.52
BUSINESS CD	\$0.00	\$0.00

OUTSTANDING CHECKS	Check #	Amount	Date
	2293	\$1,825.00	11/25/2025
	2294	\$6,149.00	11/25/2025

Total	\$7,974.00
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UNPAID INVOICES

Unitil	\$724.01	12/15/2025
Reinhold Security	\$1,596.00	12/15/2025
Epping Well and Pump	\$250.00	12/15/2025
Travelers Insurance	\$2,388.83	12/13/2025
Rockingham Irrigation	\$6,149.00	12/31/2025

Total	\$11,107.84
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Steve led a discussion about changing the conveyance fee amount. It was decided to keep at the current rate of \$1,000 per the most recent amendment.

WORK ORDER REPORT

Elaine reviewed the open work orders of which there are only two at an estimated cost of \$500 and a December completion date.

ONGOING BUSINESS:

Jim D reported that there are no issues at this time in his area of responsibility.

Jean will continue to follow-up with Steve Fournier to secure an updated complete set of the rules and regulations and bylaws.

Jim S led a review of both the current 2025 December forecast and a quick look at the first quarter of 2026. No surprises were found nor was there a need for changes.

Jim S requested that all Board members finalize their open meeting presentations and have them ready no later than our January 6 meeting.

NEW BUSINESS

Elaine led a discussion on the changes we made to the pet policy. It was decided that we should match the fine that is imposed by the Town, albeit in public places, and that we should revise the document in the realtor packet to reflect this change. Once the document has been prepared, it should also be sent to all current residents. Elaine will work with Jean on preparing this document and then take it to Eileen to be placed on the website. Once this is completed, Jim will revise the email that he sent with the original higher fine.

Jim S led a discussion that followed the incident in #8 that required the police to open up the vault in the doghouse and retrieve the house key. The Board will propose to the community at our April meeting that we gather two sets of keys/combinations and have them placed in the vaults by the police department. The additional set will be kept by the Board. If residents are hesitant to provide a Board member with the keys, they will be asked to inform the Board as to which neighbor has their spare key. A log will be kept on this activity.

Due to a recent incident, there was a discussion relative to securing the road that leads to the pump house. Jim D will put the chain up and resume responsibility for its usage.

Jean led a discussion on future meeting dates. They are February 17, March 10, March 31, April 17 with April 22 being the open meeting. All regular meetings to be held at 3:00.

Elaine led a discussion on the need to review our declarations to match the towns definition of a 55+ community. It clearly states that both permanent residents must be 55 or over. The Board decided to present this change to the community at our April open meeting.

Upon a motion by Jim S and a unanimous vote, the meeting was adjourned at 4:10 p.m.

Respectfully submitted,
Jean Allen, Secretary
RECA Board of Directors