

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

Minutes of Board of Directors Open Meeting 07-23-2025

The Board of Directors Meeting was called to order by Steve Fournier at 6:05 PM. The meeting was held at Kingston Community Library.

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

Also in attendance were the residents of the following units: 6, 12, 14, 18, 21, 23, 24, 26, 28, 30, 31, 33, 38, 39, 40, 41, 42, 43, 45, 46.

Residents recited the Pledge of Allegiance and observed a moment of silence led by Steve Fournier.

**TREASURER REPORT**

	<b>BANK BALANCE</b>	<b>RECA BALANCE</b>
CHECKING ACCOUNT	\$59,815.98	\$47,069.88
READY RESERVE	\$2,239.04	\$2,239.04
BUSINESS 6 MONTH CD Matures 9-19-25	\$50,119.32	\$50,119.32

<b>OUTSTANDING CHECKS</b>	<b>CHECK #</b>	<b>AMOUNT</b>	<b>DATE</b>
Ridge Runner Construction	2237	\$6,100.00	7-15-2025
Reinhold Security	2240	\$1,596.00	7-21-2025
ARM Consultants	2241	\$2,585.10	7-22-2025
S.K. Services	2242	\$2,465.00	7-22-2025

**TOTAL** **\$12,746.10**

**UNPAID INVOICES**

Rockingham Irrigation	\$4,306.00	8-1-2025
Ridge Runner Roofing	\$6,100.00	8-15-2025

**TOTAL** **\$10,406.00**

**WORK ORDER REPORT**

Elaine Provencher announced that we still have open work orders for Karl to complete. He has been working on two new decks that he recently finished and he will begin working on the open work orders.

**ONGOING BUSINESS**

Steve Fournier addressed the water system with the community. We had received a new pump however the motor that was included was the wrong product. We should be receiving the new motor around the 1<sup>st</sup> of August.

**NEW BUSINESS**

Steve Fournier discussed the need for two new Board members. Steve will be stepping down and Jean Allen would like to continue as a Board member for another 2 years. There will be a vote at our Annual Meeting on September 13.

Jim Savarese prepared a presentation for the community regarding financial improvement as well as visible improvements at Rowell Estates. It was determined that there should be no assessment in 2026. There was a discussion regarding the 2026 budget which should position the community to build reserves, make future improvements, and every day operating expenses.

Jim also announced that the community will begin preparing for new roads and driveways which will take place sometime in 2027. The preparation will include increasing the condo fees to allow us to restore our reserve account as well as prepare for our new roads and driveways. There was a productive discussion among the residents after Jim's presentation. There will be a vote at our upcoming Annual Meeting on September 13, 2025.

MOTION: Upon a motion by Elaine Provencher and seconded by Steve Safos, the meeting was adjourned at 7:25 p.m.

Respectfully submitted,  
Jean Allen, Secretary  
RECA Board of Directors