

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

Minutes of Board of Directors Meeting 6-18-2024.

The Board of Directors Meeting was called to order by Dave Touhey at 4:00pm at 52 Ash Drive.
In attendance: Dave Touhey, President; Jean Allen, Treasurer; Steve Fournier, Member; Jim Savarese, Member; Sheila Wedge, Secretary.

MOTION: Upon a motion by Steve Fournier and seconded by Jean Allen, the minutes of the 6-4-2024 meeting were accepted as amended.

TREASURER REPORT

The total of all accounts is \$431,275.40 with a breakdown as follows:

Checking Account	\$8,997.48	
Reserve Account	\$9,048.52	
Roofing Fund	\$209,671.88	Roofing CD \$104,694.51
CDs	\$98,863.01	

Jean Allen worked out arrangements with Reinhold Security to begin making monthly payments of \$500 starting in November with the balance owed paid in December.

Creating a system that would show payments that are due each month was discussed as a tool to help stay up to date on anticipated bills.

WORK ORDER REPORT

No new work orders since the last Board Meeting.

ONGOING BUSINESS

The painting volunteers did a great job in updating seven decks. Paula and Jim Faist also painted the bulkhead for Unit 2 and have enough paint left to paint two more. Jim will identify the ones in most need of painting.

Once Karl Skinner finishes the deck at Unit 36, he will continue working on the ventilation repairs.

About mid-August we should have more information from ARM Consulting as to the actual roof schedule.

The Board agreed with a unanimous vote to obtain a new three-year contract with Rockingham Irrigation for lawn care and snow removal. Steve Fournier will contact Tom Roughan to obtain the costs of the new contracts to be included in the 2025 budget.

As a result of a discussion on moving \$225,000 from the roofing fund into a new three-month CD, as soon as the one-year CD matures, the Board voted four to one in favor with Steve Fournier as the no vote.

Restoring the drainage ditch at Unit 19 will be scheduled when time allows.

The survey of vent pipes, satellite dishes and heat wires is still being worked. Completed information will be given to Ridge Runner Construction prior to the roofing project.

Since the resident requesting permission to spray in the back of his unit for mosquitoes has submitted satisfactory answers to all the concerns the Board had, the Board gave its approval.

C and S Air Duct Cleaning has offered to clean dryer vents for \$100 per unit if we have at least ten units wanting it done. An email with this information will be sent to residents.

Language to update the Rules and Regulations and Declarations to clarify resident and Association responsibilities regarding the decks and also the garage doors, windows, and outside electrical will be finalized and distributed to residents to review prior to voting on the changes at the Annual Meeting in September.

The Board continued to work on the 2025 budget.

NEW BUSINESS

Jim Savarese has firm commitments for three new decks in 2025. They are Units 8, 32, and 45. He will have an updated status report on the decks to turn over to the new Board in September.

MOTION: Upon a motion by Jim Savarese and seconded by Jean Allen the meeting was adjourned at 5:35pm.

Respectfully submitted,
Sheila Wedge, Secretary
RECA Board of Directors

