

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

Minutes of Board of Directors Meeting 7-23-2024.

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 Jim Savarese and seconded by Steve Fournier, the minutes of the 7-10 -2024 meeting were accepted as written.

TREASURER REPORT

The total of all accounts is \$434,527.73 with a breakdown as follows:

Checking Account	\$8,297.84
Reserve Account	\$101,974.58
CDs	\$324,255.31

The 2024 Forecast, a new budgeting tool, was reviewed by the Board Members for the months of July and August. This allowed them to add or change any charges that would be occurring during those months to better keep track of expenses.

The insurance claim for the replacement of the lamp post is close to being finalized and a check should be coming within a couple of weeks.

WORK ORDER REPORT

The following are open work orders:

- Gutter issues at Unit 8
- Landscaping issues in front of Unit 33
- Tree trimming and gutter work at Unit 18
- Miscellaneous issues at Unit 28
- Hole in front of Unit 26
- Deck repairs at Units 2 and 29
- PVC on garage trim at Unit 33
- Step installation and walkway repairs at Units 36 and 37
- Landscaping in front of Unit 38

Also, on Karl Skinner's list is installing attic vents on the ends of ten buildings, finishing the mold and firewall issues in Unit 4, installing new decks on Units 6 and 19, installing a new lamp post, and working on structural ventilation issues in attics in September.

ONGOING BUSINESS

New three-year contracts for Rockingham Irrigation's landscaping and snow removal were presented by Steve Fournier. The cost increase will be three percent for the first year, bringing the new total for the first year to \$30,142 for each contract. An increase of two percent for the second and third years brings the totals to \$30,745 and \$31,360.

MOTION: Upon a motion by Jim Savarese and seconded by Jean Allen the Board voted to unanimously accept Rockingham Irrigation's bid proposal as written.

After a discussion on revising language in the Rules and Regulations and Documents to better clarify Association and homeowner financial responsibilities on garage door repairs, interior painting of ceiling or wall stains due to roof leaks, the \$5,000 deductible on insurance claims, foundation leaks, and changing from treated wood to composite on the decks, a decision was made to continue working on the wording of the changes to have them ready for a vote at the Annual Meeting on September 7th.

NEW BUSINESS

Steve Fournier will obtain estimates for the stump removal at Unit 30 and the tree trimming behind Units 18-22.

Dryer duct cleaning has been rescheduled to August 31st to solve a scheduling conflict for C & S Duct Cleaning.

After reviewing color options for the roof shingles, the Board agreed on Colonial Slate.

Further research will be done in Rules and Regulations and Documents before the Board gives approval for a resident to install a window on the end of their unit above the garage.

Work continued on the budget. It will be ready to finalize at the next board meeting on August 13th at 4:00pm.

MOTION: Upon a motion by Steve Fournier and seconded by Jean Allen the meeting was adjourned at 5:58pm.

Respectfully submitted,
Sheila Wedge, Secretary
RECA Board of Directors