

Rowell Estates Condominium Association

P.O. Box 446 Kingston, NH 03848

Minutes of Board of Directors Meeting 8/26/2025

The Board of Directors Meeting was called to order by Steve Fournier at 2:58 PM at 38 Ash Drive.

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

MOTION: Upon a motion by Elaine Provencher, the minutes from the prior meeting of 8/12/2025 were unanimously accepted.

TREASURER REPORT

RECA August 26, 2025 Account Balances

Deposits	Bank Balance	RECA Balance
CHECKING ACCOUNT	\$104,686.39	\$91,931.75
READY RESERVE	\$2,239.14	\$2,239.14
BUSINESS 6 MONTH CD Matures 9-19-25	\$50,238.94	\$50,238.94
Total	\$157,164.47	\$144,409.83

Outstanding Checks	Check #	Amount	Date
Unitil	2247	\$701.22	8/14/25
TruGreen	2550	\$705.00	8/25/25
Rockingham Irrigation	2251	\$4,306.00	8/25/25
Epping Well and Pump	2252	\$7042.42	8/25/25
Total:		\$12,754.64	

#### Unpaid Invoices:

Total:	\$0.00
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Steve Safos reported that the CD will mature on 9/19/25 with a total of \$50,238.94. It was decided to cash out the CD and deposit it into the Reserve Account.

Jim Savarese announced that we will be balancing the budget at this meeting in preparation for our upcoming Annual Meeting.

Jim Savarese opened a discussion regarding entering \$7000 into the Epping Well and Pump service and equipment budget for the purpose of replacing the second booster pump if it should fail. This passed by a three to two vote.

There will be two voting options for condo fee increase for 2026, The first option is \$525 per month with a budget of \$524 per month. Condo fees would increase in 2027. The second option is \$550 per month with a budget of \$524 per month. Condo fees would not increase in 2027.

#### WORK ORDER REPORT

Elaine Provencher reported that there are several possible open work orders which include #4, 6, 8, 28, 32, 33, 35, 37, 42, 48, 50. Also, she doesn't have the receipt from the electrician for repair of the lamp post at Unit 16. Elaine will review all with Karl for true status.

#### ONGOING BUSINESS

There was an ongoing discussion about finalizing the packet going out to the residents.

It was decided that there will be no vote necessary for the new roads and driveways to be done in 2027. There will be extra money going into the reserves to help cover the roads and driveways or if anything comes up that needs to be addressed immediately, the money will be used for that project.

There was a conversation regarding the leach fields and planning for the future as they are now 20 years old and the average life span is 20-30 years.

It was voted to change the septic tank pumping from every 18 months to every 12 months as recommended by E&E Septic.

Elaine Provencher announced that the cost to replace a leach field is \$150,000 and we have a total of 5. Elaine also announced that the annual yeast treatment helps the tank, not necessarily the leach field.

#### NEW BUSINESS

The Board visited the sites of two projects and approved the funding for both. One project involves repairing the walkways at Units 25, 40, 52, and 31 for a cost of \$7,800. Also approved was repair of a retaining wall at Unit 28 for a cost of \$4,100.

Jim Delude was invited to the meeting for his opinion on water related issues, should they arise. He said that it was impossible to predict when one of the leach fields might fail. Jim also suggested that we install a power surge in the leach fields.

Upon a motion by Steve Fournier and a unanimous vote, the meeting was adjourned at 4:20 p.m.

Respectfully submitted,  
Jean Allen, Secretary  
RECA Board of Directors

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