Rowell Estates Condominium Association

P.O. Box 446 Kingston, NH 03848

Minutes of Board of Directors Meeting 01-22-2025, Open Meeting

The Board of Directors Meeting was called to order by Steve Fournier at 6:09 PM at Kingston Community Library.

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

MOTION: Upon a motion by Steve Fournier and seconded by Jean Allen the minutes of the Jan 7, 2025 meeting were accepted as written.

TREASURER REPORT

TD BUSINESS CONVENIENCE PLUS: BANK BALANCE RECA BALANCE

$55,280.78 $49,665.05

READY RESERVE $1,212.14 $1,212.14

BUSINESS 6 MONTH CD: $50,241.25 $50,241.25

TOTAL $106,734.17 $101,118.44

Outstanding checks total $7,947.00. Unpaid invoices total $5,615.73.

Unpaid invoices total $6,028.00 (Rockingham Irrigation). (Snow removal).

The first monthly roofing payment of $6,100.00 was paid on January 15, 2025.

WORK ORDER REPORT

Elaine informed us that we currently have three open work orders that are weather-related and will be done in the spring when the temperatures are a little warmer.

ONGOING BUSINESS

Jim mentioned that he is waiting for all the paperwork from Ridge Runner (warranties, etc). Also, Dan the arborist will be returning in February to finish up his work. He has been dealing with a personal issue as well as his truck breaking down. Jim feels he has done a fantastic job, not just cosmetically, but also cutting back overgrown trees that are in danger of falling.

Steve F. mentioned that he was very pleased with the entire roofing project as well as the cost of the project.

Steve F. mentioned that due to roofing project, as well Petra Paving sealing all the cracks this year, along with upcoming water tank inspections, there will not be much extra money in 2025.

Jim provided an explanation to the residents regarding his newly created forecast system and how it operates.

NEW BUSINESS

Jim stated that we will be looking for volunteers in the spring for power washing 13 decks. There are four new decks being installed this year and three more in 2026, including Jim Delude in unit 45.

Steve F. approached the subject of updating some of the bylaws and declarations. There are several subjects that may need to be cleaned up and clarified, such as who pays for the deck-work, clarifying garage door repairs, age requirements, unit rental, etc.

Elaine wanted to acknowledge all the residents who took the time to volunteer with several different tasks. Their help is much appreciated.

Jean wanted to also acknowledge our most recent new residents. None of them were able to make the meeting. Teri Lee Brown and Trisha Moulton in unit 8 and Deb and Bob Pilcher in unit 4. Welcome to Rowell Estates.

Jean also approached the subject of possibly having the community connected to Fidium for those who may be interested in subscribing in the future. A Fidium representative will be attending our next open meeting in April to provide information and answer any questions we may have. There seemed to be enough interest to move forward with this.

Paula and Sheila ran a successful 50-50 raffle which produced $164 to add to our miscellaneous account.

Dave Touhey reminded us about filing our taxes this year.

MOTION: Upon a motion by Steve Fournier and seconded by Steve Safos, the meeting was adjourned at 7:05 p.m.

Respectfully submitted,

Jean Allen, Secretary

RECA Board of Directors

www.rowellestatescondoassoc.com