

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

Minutes of Board of Directors Meeting 5-6-2025

The Board of Directors Meeting was called to order at 3:05 p.m. at 30 Ash Drive.

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

MOTION: Upon a motion by Elaine Provencher and seconded by Steve Fournier, the minutes of the 4-23-2025 open meeting were accepted as written.

	BANK BALANCE	RECA BALANCE	
CHECKING ACCOUNT	\$65,781.66	\$61,475.66	
READY RESERVE	\$1,212.34	\$1,212.34	
BUSINESS 12 MONTH CD	\$50,710.98	\$50,710.98	
TOTAL	\$117,704.98	\$113,398.98	
OUTSTANDING CHECKS	CHECK #	AMOUNT	DATE
Rockingham Irrigation	2212	\$4,306.00	4/22/2025
Total		\$4,306.00	
UNPAID INVOICES			
NH Foodbank		\$205.00	5/7/2025
Travelers Ins.		\$2,022.00	5/15/2025
Ridge Runner Roofing		\$6,100.00	5/15/2025
E&E Septic		\$2,976.00	5/15/2025
Unitil		\$716.90	5/15/2025
NH Dept of Environmental Services (water permit)		\$300.00	6/1/2025
Total		\$12,319.90	

Jean Allen will send out an email informing the residents of the change of the condo fee due date from the 15th of the month to the 10th of the month.

Steve Safos discussed the conveyance fee for the sale of Unit #27. He wants confirmation that the fee will be paid at the closing of the sale of the unit. Steve Fournier did confirm that the realtor is aware of the fee.

Jim Savarese discussed the budget as well as the forecast and he feels that we are in good shape.

WORK ORDER REPORT

Karl Skinner is still working on all the gutters that were leaking. He had performed a temporary fix to stop the leaking, but he is returning to rebuild sections of the gutters.

Unit #16 had some damage to their light post that required an electrician. RECA will be responsible for the charges, unless it is determined that the wires were cut while the owners were doing some yard work in the area of the light post.

Unit #14 had requested that her large overgrown shrub that is surrounding the light post be removed so she can plant flowers. It was determined at the meeting that this will probably be done sometime in June.

ONGOING BUSINESS

Jim Savarese discussed possibly having RECA's landscaper clean up at the sites of several trees that required removal. The stumps will need to be left in place to prevent run-off in the future.

Jim Savarese discussed the upcoming power washing of several decks. Steve Safos reminded the Board that only the decks of residents who are physically unable to perform the power washing should qualify.

NEW BUSINESS

Jean Allen discussed the subject of residents having a neighbor or family member that are able to access someone's unit if it's determined that there may be a problem, especially if someone is living alone and is having a medical crisis. The Board agreed that it would be beneficial if each resident can submit a key or code to someone in the community that they trust and are comfortable with that neighbor having access to their unit.

Due to the heavy rain we've been experiencing lately, units 4, 6 and 8 have some water damage in the basements. It was determined, according to our rules and regulations, that if the water is leaking from the basement walls, it would be the Board's responsibility financially. If the water is coming up from the ground, it would be the resident's responsibility. Elaine Provencher announced that for any work that the Board will be doing, there must be a work order submitted.

MOTION: Upon a motion by Steve Fournier and seconded by Steve Safos, the meeting was adjourned at 4:25 p.m.

Respectfully submitted
Jean Allen, Secretary
RECA Board of Directors

