

Rowell Estates Condominium Association

P.O. Box 446, Kingston, N.H. 03848

Minutes of Board of Directors Meeting on 9/29/2026

The Board of Directors Meeting was called to order by Jim Savarese at 3:05 p.m. at 38 Ash Drive.

In attendance: Jim Savarese, President; Steve Safos, Treasurer; Jean Allen, Secretary; Paul Robertson, Member; Jim Delude, Member.

MOTION: Upon a motion by Jim Delude, the minutes from the meeting of 8/14/2026 were unanimously accepted.

Prior to the meeting, Jim Savarese thanked everyone for the effort put into preparing for the Annual Meeting.

TREASURER REPORT

RECA September 27, 2026 Account Balances

Accounts	Bank Balance		RECA Balance
Checking Account	\$22,770.90		\$13,194.94
Ready Reserve	\$109,324.68		\$109,324.68
Business CD	\$0.00		\$0.00
Outstanding Checks	Check #	Amount	Date
Ken Lagrasse	2376	\$19.97	9/18/2026
S.K. Services	2377	\$4,425.00	9/18/2026
TruGreen	2378	\$739.99	9/27/2026
Rockingham Irrigation	2379	\$4,391.00	9/27/2026
Total		\$9,575.96	
Unpaid Invoices			
Reinhold Security		\$1,595.00	10/1/2026
Rockingham Irrigation		\$4,391.00	10/31/2026
Total		\$5,986.00	

Steve Safos discussed the current outstanding checks as well as two unpaid invoices. He also discussed the check register and the current budget. Also, the bank will require new signatures due to a change in the Board of Directors.

Steve also informed us that all Board members are insured as a group, and not separately.

Steve will have a discussion with the bank regarding opening a new CD.

WORK ORDERS

Elaine Provencher will be transferring her materials to Paul Robertson as she is stepping down from her position on the Board and Paul is replacing her. They will be meeting soon to go over everything that Paul needs to be aware of.

The work orders are in good shape. There are only two outstanding work orders at this time.

Elaine will inquire from TruGreen if they offer organic materials. She will also obtain more information regarding roof raking and obtaining ice melt.

WATER SYSTEM UPDATE

Jim Delude announced that things have been quiet at the pump house. Water flushing will be taking place sometime in October.

Jim also announced that the septic system has also been quiet. There will be pumping of six septic tanks sometime in October.

ADMINISTRATIVE UPDATE

Jean Allen distributed two updated Certificates of Insurance to the members.

Reinhold Security is scheduled to come out on Monday, Oct 5 to test the fire alarms. The visit may be rescheduled if rain is forecasted.

Jean distributed an updated Board member contact sheet to the community.

Jean will send out a notice regarding winter parking.

Jean also scheduled our next Open Meeting on Wednesday, Jan 20, 2027 at the Kingston Library.

NEW BUSINESS

Jim Savarese went over the forecast with our new member Paul Robertson and introduced him to the forecast/budget system.

The walk-around has been rescheduled for Wednesday, Oct 14 at 12:00.

Dog leash rule pertaining to the back field was reinforced.

Upon a motion by Jim Savarese and seconded by Steve Safos, the meeting was adjourned at 4:35 p.m.

Respectfully submitted,
Jean Allen, Secretary
RECA Board of Directors