

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

Minutes of Board of Directors Annual Meeting, September 12, 2026

The Board of Directors Meeting was called to order by Jim Savarese at 1:15 p.m. in the tent between Units 19 and 37.

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

Also in attendance or represented by proxy were residents of the following units: 2, 10, 12, 14, 16, 18, 19, 20, 21, 22, 23, 24, 26, 27, 28, 29, 30, 32, 33, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 48, 50, 52.

All residents recited the Pledge of Allegiance led by Harry Allen and a moment of silence led by Jim Savarese for the victims and families of 9/11.

Verification of a quorum was made by Jean Allen with 36 of 40 units represented either by proxy or in person.

A meeting agenda was distributed to all residents.

Upon a motion by Jim Savarese, the minutes of September 13, 2025 were accepted as written.

We want to welcome our new residents; Glenn DeLuca and Kristin DiRocco in unit #23, and Gail Riley in Unit #8. Welcome to all of you.

TREASURER REPORT

RECA September 12, 2026 Account Balances

CHECKING ACCOUNT:	\$25,348.41
READY RESERVE:	\$109,324.68
BUSINESS CD:	\$0.00
 TOTAL	 \$134,673.09

Steve Safos reported that the accounts are in good shape. We are waiting for two checks to be returned; Travelers Insurance and Reinhold Insurance for a total of approximately \$4,000.

Also, Steve inquired about being insured for electric bikes if anyone should want one and they will definitely be covered by the community's insurance policy.

WORK ORDERS

Elaine Provencher reported that there were quite a few work orders this year. Most of them are complete. There is one recent work order that should be completed by the end of the month.

Rockingham Irrigation did not apply mulch this year. The company will be changing hands in the near future. There is also no pricing for roof raking as of yet.

WATER SYSTEM UPDATE

Jim Delude reported that the water system is doing fine. Flushing will be scheduled for some time in October.

Third quarter sampling for all organics in the water has been completed. The testing includes 56 chemicals and all came back negative.

Jim also announced that the last 6 septic tanks will be pumped in October.

Jim brought up the subject of hunting season approaching. He reported that there is a need to put the chain across the area where the boats are stored, along with "no hunting" and "no trespassing" signs, to deter any hunters from entering the premises. Jim will take care of that.

SECRETARY UPDATE

Jean Allen announced that the past Meeting Minutes for 2025 and 2026 are now entered on to a USB flash drive for easy access. From this time forward, all future minutes will not only be on the website, but on the flash drive as well.

Harry Allen will be performing some much-needed improvements to our bulletin board.

Jean also thanked all of the volunteers for stepping up and helping out with the Annual Meeting duties.

PRESIDENT'S MESSAGE

Jim Savarese presented his president's message to the community. He thanked the Board members for all their help and hard work. He announced that Elaine Provencher will be stepping down as a Board member. Jim also thanked all the volunteers. He feels that Rowell Estates is well-positioned for a positive future.

NEW BUSINESS

Jim Savarese received approval from the residents for the 2027 budget.

Jim approached the subject of the current age restriction and he feels that the majority of the community would like to see it remain as it is. Jim asked for a vote and the majority has voted to leave it in place.

The current Board members who are remaining for one more year are Jean Allen and Jim Delude. Steve Safos and Jim Savarese will be remaining for another two years. Paul Robertson was voted in as a new member to replace Elaine Provencher, who is stepping down. Everyone on the Board will remain in their current positions.

Jim S. announced that there will be a walk-around scheduled for the Board members on Tuesday, Sept 29, right before the Board Meeting scheduled for 3:00. The walk-around will be helpful to make a list of issues that may need attention.

MOTION: Upon a motion by Elaine Provencher and seconded by Steve Safos, the meeting was adjourned at 2:15 p.m.

Respectfully submitted,
Jean Allen, Secretary
RECA Board of Directors

