Rowell Estates Condominium Association

P.O. Box 446 Kingston, NH 03848

Minutes of Board of Directors Meeting 07-21-2025

The Board of Directors Meeting was called to order at 3:10 p.m. at 43 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 Steve Fournier and seconded by Steve Safos, the minutes of the 07-08-2025 meeting were accepted as written.

**DEPOSITS BANK BALANCE RECA BALANCE**

**CHECKING ACCOUNT** $60,811.98 $52,119.98

**READY RESERVE** $2,239.04 $2,239.04

**BUSINESS 6 MONTH CD** $50,119.32 $50,119.32

Matures 9-19-25

**TOTAL $113,170.34 $104,478.34**

**OUTSTANDING CHECKS: CHECK # AMOUNT DATE**

Unitil 2238 & 2239 $731.00 07-15-2025

Ridge Runner Construction 2237 $6,100.00 07-15-2025

Reinhold Security 2240 $1,596.0007-21-2025

Westville Rentals Debit $265.00 07-20-2025

**TOTAL $8,692.00**

**UNPAID INVOICES**

Rockingham Irrigation $4,306.00 08-01-2025

Ridge Runner Construction $6,100.00 08-15-2025

**TREASURER REPORT**

Steve Safos went over the budget and there are no discrepancies. The income to date is $131,25.19.

Jim Savarese and Steve Safos reviewed and updated the 2026 forecast.

**WORK ORDER REPORT**

Elaine Provencher will remove the dead shrub in front of Unit 14. Rockingham hasn’t finished the trimming due to the hot weather. There is still trimming that needs to be completed.

Karl Skinner has completed the second deck. Units 18 and 20 now have new decks.

**ONGOING BUSINESS**

Steve Fournier reported that we received the water pump replacement, however it came with the wrong motor. The correct motor should be coming within a few days. Watering restrictions are still in place.

It was determined by everyone on the Board that the tree stumps that remain in the buffer area should not be removed and must remain in their natural vegetative state.

Jim Savarese and Steve Safos reviewed and updated the 2026 budget.

**NEW BUSINESS**

Jim Savarese prepared a presentation to the Community regarding the installation of new roads and driveways, along with an increase in condo fees. He will present this initially at our Open Meeting on July 23, 2025. The goal would be to install new roads and driveways in 2027.

The agenda for the Open Meeting on July 23, 2025 was prepared.

MOTION: Upon a motion by Steve Fournier and seconded by Steve Safos, the meeting was adjourned at 4:30 p.m.

Respectfully submitted,

Jean Allen, Secretary

RECA Board of Directors