Rowell Estates Condominium Association

P.O. Box 446 Kingston, NH 03848

Minutes of Board of Directors Meeting 2-11-2025

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 1-22-2025 meeting were accepted as written.

TREASURER REPORT

TD BUSINESS CONVENIENCE PLUS: BANK BALANCE RECA BALANCE

$69,865.05 $60,837.05

READY RESERVE $1,212.19 $1,212.19

BUSINESS 12 MONTH CD: $50,241.25 $50,241.25

TOTAL $121,318.49 $112,290.49

Outstanding Checks: #2182 $3,000.00 1/10/2025

#2187 $6,028.00 1/25/2025

Unpaid Invoices

Unitil $803.13 2/15/2025

Travelers Insurance $2,022.00 2/13/2025

Ridge Runner Roofing $6,100.00 2/15/2025

Epping Well $250.00 2/15/2025

Total $9,175.13

There are three condo fee checks still outstanding.

Taxes are approaching. Steve S. will estimate what we will be paying this year.

Jim discussed the budget. He mentioned that the goal is to end the year as we started.

WORK ORDER REPORT

There are currently two work orders pending for Karl that are on hold due to weather.

The damaged window from Unit 32 is being worked on by Merrimack Glass. We will pay that bill and it will be deducted from the monthly roofing payment.

Unit 4 is concerned about ice forming on the walkway and they will reach out to Karl for a solution.

ONGOING BUSINESS

Steve F. discussed the upcoming changes in the declarations and bylaws. All residents will receive a package outlining the details along with a voting ballot. The final vote will take place at the Open Meeting on 4/23/2025. There must be a 67% majority to pass the proposed changes which means 28 out of 40 units must comply.

Steve F. also discussed the positive Coliform sample that was taken on 2/6/25. Epping Well and Pump returned on 2/10/25 and took four additional samples. The results are pending at this time.

Jean will contact Fred from Reinhold Security and work on scheduling alarm testing for Units 10 and 16.

NEW BUSINESS

Future meetings have been scheduled as follows:

Wed, 3/5 at 3:00 at Unit 30

Tues, 3/25 at 3:00 at Unit 43

Tues, 4/15 at 3:00 at Unit 43

Wed, 4/23 at 6:00, Open Meeting at Kingston Community Library

Tues, 5/6 at 3:00, TBD

Wed, 5/28, 3:00, TBD

Elaine will send out a group email regarding applying ice melt after Rockingham Irrigation performs their initial application. They are not required to return and continue applying the ice melt.

MOTION: Upon a motion by Elaine Provencher and seconded by Jean Allen, the meeting was adjourned at 4:10 p.m.

Respectfully submitted,

Jean Allen, Secretary

RECA Board of Directors

www.rowellestatescondoassoc.com