

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

Minutes of Board of Directors Open Meeting 4-23-2025

The Board of Directors Meeting was called to order by Steve Fournier at 6:10 p.m. The meeting was held at the VFW in Kingston.

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

Also in attendance, either in person or by ballot, were the residents of the following units: 2, 4, 6, 10, 12, 14, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, 41, 42, 43, 44, 45, 46, 48, 52.

Residents recited the Pledge of Allegiance and observed a moment of silence led by Steve Fournier.

MOTION: Upon a motion by Elaine Provencher and seconded by Steve Fournier, the minutes of the 4-15-2025 meeting were accepted as written.

**TREASURER REPORT**

	<b>BANK BALANCE</b>	<b>RECA BALANCE</b>
CHECKING ACCOUNT:	\$52,656.66	\$43,695.66
READY RESERVE	\$1,212.29	\$1,212.29
BUSINESS 6 MONTH CD	\$50,710.98	\$50,710.98
TOTAL	\$104,579.93	\$95,618.93

<b>Outstanding Checks</b>	<b>Check #</b>	<b>Amount</b>	<b>Date</b>
Dan's Tree Service	2182	\$3,000.00	1/20/2025
S.K. Services	2209	\$150.00	4/15/2025
TruGreen	2211	\$705.00	4/22/2025
Rockingham Irrigation	2212	\$4,306.00	4/22/2025
Epping Well and Pump (CCR)	2213	\$800.00	4/22/2025
TOTAL		\$8,961.00	

**Unpaid Invoices**

NH Dept of Environmental Services (Water Permit)	\$300.00	6/1/2025
Total	\$300.00	

**WORK ORDER REPORT**

Elaine Provencher announced that there are several work orders related to repairing gutters. Karl repaired several leaking gutters over the winter and is now permanently repairing those gutters.

It was also announced that residents can find work orders by the mailbox as well as on the website. Elaine requested that if you have multiple job requests, please use one work order per job.

**ONGOING BUSINESS**

Jim Savarese addressed the budget along with an explanation to the residents how the budget keeps track of what we spend on a monthly basis and what will be spent in the upcoming months.

**NEW BUSINESS**

It was determined that our Annual Meeting on Sept 13 will be at 1:00 p.m.

Steve Fournier introduced 3 new residents. Deb and Bob Pilcher are the new owners of Unit 4 and Eleanor Turke is the new owner of Unit 14. We welcome them to our community.

Jean Allen collected all the ballots for the changes in by-laws, declarations and rules and regulations. They will be tallied and Jean will send out a report with the results.

Steve Fournier discussed increasing the resident fee for non-compliance of fire alarm testing to \$500. We will confirm that amount with the company in October when we schedule the next alarm testing.

Steve Safos announced that the monthly condo fee is due on the first of the month. The late date will be changed from the 15<sup>th</sup> to the 10<sup>th</sup> of the month. If anyone is having trouble paying by the 10<sup>th</sup>, please contact the Board and something can be worked out.

Steve Safos also explained that if anyone is interested in contributing to the N.H. Food Bank, the check should be submitted by April 28<sup>th</sup>.

MOTION: Upon a motion by Elaine Provencher and seconded by Jean Allen, the meeting was adjourned at 7:10 p.m.

Respectfully submitted,  
Jean Allen, Secretary  
RECA Board of Directors