

Rowell Estates Condominium Association

P.O. Box 446, Kingston, NH 03848

Minutes of Board of Directors Meeting on 8/14/2026.

The Board of Directors Meeting was called to order by Jim Savarese at 9:00 a.m. at 43 Ash Drive.

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

MOTION: Upon a motion by Elaine Provencher, the minutes from the prior open meeting of 7/22/2026 were unanimously accepted.

TREASURER REPORT

RECA Aug 14, 2026 Account Balances

Accounts	Bank Balance	RECA Balance
Checking Account	\$26,624.17	\$10,614.95
Ready Reserve	\$109,320.06	\$109,320.06
Business CD	\$0.00	\$0.00
Total	\$135,934.23	\$119,935.01

Outstanding Checks	Check #	Amount	Date
Rockingham Irrigation	2365	\$4391.00	7/30/2026
S.K. Services	2366	\$3925.00	8/06/2026
Travelers Insurance	A/W	\$2388.84	8/13/2026
Dave Touhey	2368	\$22.11	8/13/2026
Unitil	2369	\$808.27	8/13/2026
Epping Well and Pump	2370	\$250.00	8/13/2026
Performance Painting, LLC	2371	\$4214.00	8/13/2026
Total		\$15,999.22	

Unpaid Invoices

Rockingham Irrigation	\$4391.00	8/31/2026
Total	\$4391.00	

Steve Safos reported a \$550.00 bank discrepancy which was corrected. Steve also announced that all the checks in the check register are accounted for.

We may not be able to deposit money into the reserve account this month. We will decide that at the end of the month.

Steve contacted our Insurance Company regarding the subject of electric vehicles in the community and if there is an extra charge for ownership of these vehicles. Steve was informed that the insurance will not increase under those circumstances.

WORK ORDERS

Elaine Provencher reported that she is waiting for invoices from Karl for work he has done recently.

Unit #2 requested that her deck and stairs be painted.

It was decided that we don't have any mulch applied as the season is coming to an end. We will request a credit from Rockingham Irrigation.

The trim painting in front of each unit has been completed.

WATER SYSTEM UPDATE

Jim Delude reported that both water systems are quiet. Jim will contact the State regarding their request that the water tank be cleaned out. Jim doesn't think it's necessary and it was agreed to by everyone on the Board.

Jim also announced that there is a request by a resident that the forsythias behind units 39, 41, and 43 be removed. Every Board member agreed. The possibility of installing wooden stairs was approached and will be taken under consideration.

ADMINISTRATIVE UPDATE

Jean Allen reported that she and Eileen Murphy have been working on downloading the last few years of meeting minutes onto a flash drive. From this time forward, all the future minutes will be recorded.

ANNUAL MEETING

Jim Savarese approached the agenda for the Annual Meeting on Saturday September 12. There was a discussion and everyone agreed with the contents.

NEW BUSINESS

Steve Safos received some mail from Unitil regarding Energy Efficiency Goals. He will contact them and request that they come out and evaluate our usage, especially the dog houses.

Upon a motion by Jim Delude and seconded by Steve Safos, the meeting was adjourned at 10:10 a.m.

Respectfully submitted,
Jean Allen, Secretary
RECA Board of Directors