

Woodlands of Rockton HOA Board Meeting

January 20th, 2025 @ 6:00 pm Talcott Free Library

Present: Mike Bailor, Ted Thayer, Mike Fleming, Bob Noonan, Paul Rehfeld and Mike Selover

Absent: Eric Osberg

Guest: None

| | | |
|-----------------------|---|---------------------|
| Invoices Paid: | Charlene Stefko / Accountant | \$547.60 |
| | Rock Energy / Utilities | \$44.65 / \$21.00 |
| | Total Liabilities & Equity as of December 31st, 2024 | \$101,897.86 |

New Business:

- Internal Revenue Service
 - Bob signed & will mail 1096 + 1099-NEC
- HOA annual \$200 dues
 - 3rd and final invoices sent in November, 2024
 - Approved to finalize delinquent list and send to attorney to proceed with liens
- Woodlands HOA Election is coming up on the 3rd Saturday in March
 - Mike Selover to draft letter to send to HOA members regarding election
 - Once approved will be mailed to all HOA members before next month's meeting
 - Paul to contact Rockton Village Hall to secure election time & location
- Gene Hermann – Landscaping
 - Renewed lawn maintenance contract for 3 years
 - April 1, 2025 – March 31, 2028
 - Request current Certificate of Insurance
- HOA Insurance
 - Received Certificate of Insurance from Erie Insurance – Effective 01/10/2025
- Discussion on HOA properties that are in not in compliance with covenants.
 - Reviewed draft prepared

Old Business:

- Gene Hermann – Landscaping
 - Street sign repairs are in process, 14 completed so far
 - 2 flood lights at Woodlands entrance sign (401 Williamson Parkway) out of service
 - Noticed outage after underground digging from Charter / J&R Underground was done along Williamson Parkway in November 2024
 - Gene to file claim with Charter on behalf of HOA.
 - Gene to get quote for repair
 - Need to establish plan for planting more trees in common areas / Spring 2025

- Advia Credit Union - HOA bank account
 - Need to update approved signatories with current HOA board members
 - Paul / Ted / Mike F. / Eric need to get added as approved signatories

- Woodlands of Rockton Website <https://www.thewoodlandsofrockton.com>
 - No new business / add monthly minutes to website

Next Meeting:

Monday, February 17th, 2025 @ 6:00 PM

Talcott Free Library

Adjourned at 6:39 PM

Mike Bailor