

**Woodlands of Rockton HOA Board Meeting**  
**August 18th, 2025 @ 6:00 pm Talcott Free Library**

**Present:** Mike Bailor, Bob Noonan, Paul Rehfeld and Eric Osberg

**Absent:** Ted Thayer, Mike Fleming and Mike Selover

**Guest:** None

<b>Invoices Paid:</b>	Hermann Landscape / Landscaping	\$12,166.17
	Rock Energy / Utilities	\$43.53 / \$21.00
	Charlene Stefko / Accountant	\$522.47
	Clarke Environmental Mosquito Mgmt. - Biomist 8/14	\$402.00
	Paul Rehfeldt / annual website reimbursement	\$237.00
	Michael Bailor / new benches reimbursement	\$1,677.55
	<b>Total Liabilities &amp; Equity as of July 31st, 2025</b>	<b>\$121,792.12</b>

**New Business:**

- Annual \$200 HOA dues
  - 2<sup>nd</sup> notices will be sent out on September 1<sup>st</sup> with late fees
- Hermann Landscape - Landscaping & Pond
  - 5 mowings in the month of July
  - 2 HP pond fountain and ¾ HP compressor for aerators ordered
    - Requested additional quote for optional fountain light kit
- 2 brown in ground mounted, 6' benches with backs have delivered
  - Need to finalize locations, near walking path & pond
- Woodland Pond sign
  - Discussed quote to update and replace 30-year-old sign.
    - Approved pond sign verbiage
    - Revise quote to include all 3 Woodlands signs
    - Need to evaluate condition of sign posts if need to be replaced

**Old Business:**

- Hermann Landscaping
  - Remove dead trees by pond and present new tree planting proposal
- Woodlands of Rockton Website <https://www.thewoodlandsofrockton.com>
  - Need to add information regarding mosquito biomist on website

**Next Meeting:** **Monday, September 15th, 2025 @ 6:00 PM**  
**Adjourned at 6:40 PM**

**Talcott Free Library**  
**Mike Bailor**