

**Woodlands of Rockton HOA Board Meeting**

**February 17th, 2025 @ 6:00 pm Talcott Free Library**

**Present:** Mike Bailor, Bob Noonan, Paul Rehfeld and Mike Fleming

**Absent:** Eric Osberg, Ted Thayer and Mike Selover

**Guest:** None

<b>Invoices Paid:</b>	Erie Insurance Company / Annual HOA Insurance	\$1826.00
	Charlene Stefko / Accountant	\$429.13
	Hermann Landscape / Landscaping	\$132.00
	Rock Energy / Utilities	\$43.21 / \$21.00
	<b>Total Liabilities &amp; Equity as of January 31st, 2025</b>	<b>\$101,134.62</b>

**New Business:**

- HOA annual \$200 dues
  - Attorney letters have been sent to delinquent accounts before liens are applied
- Woodlands HOA Election is Saturday, March 15<sup>th</sup>, Rockton Village Hall 9:00 AM
  - Letter approved to mail to all HOA residents
- Gene Hermann – Landscaping
  - 1 snow removal in January
  - Certificate of Insurance received

**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
  - 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
- Discussion on HOA properties that are in not in compliance with covenants.
- Woodlands of Rockton Website <https://www.thewoodlandsofrockton.com>
  - No new business / add monthly minutes to website

**Next Meeting:** **Monday, March 17th, 2025 @ 6:00 PM** **Talcott Free Library**

**Adjourned at 6:44 PM** **Mike Bailor**