

## Woodlands of Rockton HOA Board Meeting

December 16th, 2024 @ 6:00 pm

Talcott Free Library

**Present:** Mike Bailor, Ted Thayer, Mike Fleming, Bob Noonan and Eric Osberg

**Absent:** Paul Rehfeld and Mike Selover

**Guest:** None

<b>Invoices Paid:</b>	Charlene Stefko / Accountant	\$439.85
	Rock Energy / Utilities	\$56.42 / \$22.19
	Hermann Landscape / Landscaping	\$425.00
	Secretary of State	\$25.00
	<b>Total Liabilities &amp; Equity as of November 30th, 2024</b>	<b>\$102,252.12</b>

### New Business:

- Secretary of State / Form BCA 5.10/5.20
  - Signed form to update registered President of HOA with check for \$25.00
- HOA annual \$200 dues
  - 3<sup>rd</sup> and final invoices sent in November
  - Approved to finalize delinquent list and send to attorney to proceed with liens
- 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 last month.
    - Gene to file claim with Charter on behalf of HOA.
    - Gene to get quote for repair
- HOA Insurance
  - Voted 5-0 to accept quote proposal from Erie Insurance / Shaver Insurance Agency
  - 1/12/2025 – 1/12/2026
  - Ted to contact the agent regarding proposal acceptance.
- Discussion on HOA properties that are in not in compliance with covenants.

**Old Business:**

- Gene Hermann – Landscaping
  - 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, January 20th, 2024 @ 6:00 PM**

**Talcott Free Library**

**Adjourned at 6:48 PM**

**Mike Bailor**