

**Woodlands of Rockton HOA Board Meeting**

**March 16th, 2026 @ 6:00 pm Talcott Free Library**

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

**Absent:** Mike Selover and Paul Rehfeld

**Guest:** Nancy Hathaway

<b>Invoices Paid:</b>	Rock Energy / Utilities	\$66.13 / \$23.34
	Charlene Stefko / Accountant	\$963.56

**Total Liabilities & Equity as of February 28<sup>th</sup>, 2026 \$109,655.16**

**New Business:**

- Discussion on the role and duties of HOA account
- Woodlands HOA Election coming up on the 3<sup>rd</sup> Saturday in March (3-21)
  - Letter sent to homeowners had incorrect date of March 14<sup>th</sup>
  - Bob, Paul, Eric, Mike F and Ted were present to talk with any homeowners on March 14<sup>th</sup> and no homeowners came.
  - HOA board members also plan to be present on March 21<sup>st</sup> at 9:00am

**Old Business:**

- HOA annual \$200 dues
  - 3<sup>rd</sup> and final notices have been sent
  - Approved to finalize delinquent list and send to attorney to proceed with liens
- Woodlands HOA signs x 3 ( Williamson & Route 75 entrance, Westport entrance & Pond )
  - Photos provided of finished signs waiting to be installed
  - Sign areas have been marked for nearby utilities
  - New signs will be installed this spring

Woodlands of Rockton Website: <https://www.thewoodlandsofrockton.com>

Email: [thewoodlandsofrockton@gmail.com](mailto:thewoodlandsofrockton@gmail.com)

**Next Meeting: Monday, April 20th, 2026 @ 6:00 PM Talcott Free Library**

**Adjourned at 6:22 PM Mike Bailor**