

Woodlands of Rockton HOA Board Meeting
February 16th, 2026 @ 6:00 pm Talcott Free Library

Present: Mike Bailor, Bob Noonan, Paul Rehfeld,

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

Guest: None

Invoices Paid:	Erie Insurance / Annual HOA Insurance	\$2,082.00 / \$726
<i>Signed 1/25/26</i>	Rock Energy / Utilities	\$71.36 / \$23.83
	Hermann Landscape / Snow Removal	\$165.00
	Charlene Stefko / Accountant	\$511.89
<i>Signed 2/16/26</i>	Rock Energy / Utilities	\$71.01 / 23.83
	Hermann Landscape / Snow Removal	\$242.00
	Charlene Stefko / Accountant	\$632.07
	Total Liabilities & Equity as of January 31st 2026	\$111,959.85

New Business:

- Bob signed and mailed 2025 1099 NEC & 1096
- Hermann Landscape - Landscaping & Pond
 - 2 snow removals in January
- Woodlands HOA Election coming up on the 3rd Saturday in March (3-21)
 - Bob to send updated election letter to accountant to get mailed out

Old Business:

- HOA annual \$200 dues
 - 3rd 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)
 - No update since last meeting
 - Westport entrance sign has been removed and in for repair
 - Sign on Route 75 & Williamson will be next

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

Email: thewoodlandsofrockton@gmail.com

Next Meeting: **Monday, March 16th, 2026 @ 6:00 PM** **Talcott Free Library**

Adjourned at 6:20 PM **Mike Bailor**