

Woodlands of Rockton HOA Board Meeting

September 15th, 2025 @ 6:00 pm

Talcott Free Library

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

Absent: Ted Thayer and Mike Selover

Guest: Gene Hermann

Invoices Paid:	Rock Energy / Utilities	\$109.58 /\$23.44
	Charlene Stefko / Accountant	\$412.62
	Clarke Environmental Mosquito Mgmt. - Biomist 8/22, 9/11	\$804.00
	Total Liabilities & Equity as of August 31st, 2025	\$119,403.84

New Business:

- Annual \$200 HOA dues
 - A mailed bank deposit was damaged in transit. Wet & end of envelope destroyed
 - 9 HOA members checks were affected.
 - Board members will be reaching out to those homeowners for replacement checks
- Hermann Landscape - Landscaping & Pond
 - 4 mowings in the month of August
 - Pruned & cleaned shrub bed at main pond & sprayed weeds
 - 2 HP pond fountain and ¾ HP compressor for aerators was installed
 - Able to use old fountains lights with repair kit for power cord
 - Ponds appearance has approved
 - Approved Stans Stumps to remove 5 stumps along walking path by pond
 - Paul to coordinate
 - Gene to remove 1 stump on hill by pond and repair lawn for all 6 stumps areas
 - Decided on rough location for 2 purchased in ground benches
 - Gene to mark location soon, final decision to be decided soon
 - Postponing planting any new trees until 2026.
- Woodlands Pond signs x 3
 - Reviewed quote from original vendor Shaw Craft Sign Co. / signs are 34 years old
 - Approved quote for updating all 3 signs and replacing posts
 - New Western Red Cedar signs for original sign off RT 75 and pond sign
 - Sign by Westport entrance – pressure wash and repaint
 - Paul to coordinate with vendor, need invoice for 50% to get started
- Woodlands of Rockton Website <https://www.thewoodlandsofrockton.com>
 - Information regarding mosquito biomist was added to website

Next Meeting: Monday, October 20th, 2025 @ 6:00 PM

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Adjourned at 7:18 PM

Mike Bailor