

Woodlands HOA Board Meeting

July 18th, 2023 @ 6:00 pm Talcott Free Library

Present: Mike Bailor, Bob Noonan, Eric Osberg and Mike Selover

Absent: Paul Rehfeldt

Guest: Jill & Jared Smith / 15 Countryside drive

Invoices Paid:	Hermann Landscape / paid after last meeting	\$2,317.50
	Hermann Landscape / June landscaping	\$1,491.00
	Charlene Stefko / Accountant	\$822.88
	Rock Energy / Utilities	\$86.14 / \$21.70
	Clark Environmental / Biomist 6/15 & 6/29	\$804.00
	Total Liabilities & Equity as of June 30th 2023	\$80,603.44

New Business:

- Discussion regarding responsibility of mowing the easement of 15 Countryside Drive along Williamson and behind house on Route 75
 - The homeowner is responsible for mowing, not Woodlands HOA
- HOA annual \$200 dues
 - Agreed to proceed with 2nd notice mailing
- Gene Hermann – Landscaping
 - 1 mow in June
 - Fountain in pond
 - input is plugged again
 - Currently turned off until it can be evaluated
 - Trimmed trees around pond
 - Bob to contact Gene regarding cost of repairing and painting remaining street signs that weren't done recently
- Monthly HOA board meeting date
 - Discussion on changing monthly meeting day
 - Possible new day: 3rd Monday of the month @ 6:00 PM
 - Will discuss next month when all board members are present.
- Woodlands of Rockton Website
 - In Paul's absence he asked to address a few items:

- 1) Best way to communicate website to HOA
 - a. Agree a letter should be sent to all HOA home owners
- 2) Administrators
 - a. Paul has volunteered to be an administrator
 - b. Mike Selover has also volunteered to be an administrator
 - c. No other administrators deemed necessary
- 3) Suggestions for frequently asked questions:
 - a. How do I contact the Woodlands HOA board?
 - b. When and where does the HOA board meet?
 - c. Where do I send my dues payment?
 - d. How can I get a copy of the HOA covenants?
 - e. What does the HOA dues go for?
 - f. Can you swim, skate or fish in the pond?
 - g. When is architectural improvement approval needed?
 - Also include:
 - History / Timeline of Woodlands HOA, Photos, Map
 - Link to Village of Rockton website

Next Meeting:

Tuesday, August 15th, 2023 @ 6:00 PM

Talcott Free Library

Adjourned at 6:46 PM

Mike Bailor