

Woodlands of Rockton HOA Board Meeting

November 18th, 2024 @ 6:00 pm

Talcott Free Library

Present: Mike Bailor, Ted Thayer, Mike Fleming, Mike Selover, Bob Noonan and Paul Rehfeld

Absent: Eric Osberg

Guest: None

Invoices Paid:	Charlene Stefko / Accountant	\$443.70
	Rock Energy / Utilities	\$146.91 / \$23.46
	Hermann Landscape / Landscaping	\$1,095.00
	Jesse White / Secretary of State	\$10.00
	Total Liabilities & Equity as of October 31st, 2024	\$102,688.38

New Business:

- Secretary of State / NFP 114.05
 - Signed annual Not for Profit form with check for \$10.00
- HOA annual \$200 dues
 - 3rd and final invoices sent in November
 - Approved to finalize delinquent list and send to attorney to proceed with liens
- Gene Hermann – Landscaping
 - 2 mowings in October
 - TruGreen application #4 of 4
 - Street sign repairs are in process
 - Fountain has been removed from pond and in storage for winter
 - 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 within the past 2 weeks.
 - Gene to file claim with Charter on behalf of HOA.
- American Family Insurance
 - Current policy is no longer eligible for coverage / Ending January 12, 2025
 - Reviewed 1 quote
 - Postponing decision until next meeting to compare with other quotes
 - General Liability, Directors & Officers Liability. 250 homes

Old Business:

- Gene Hermann – Landscaping
 - Need to establish plan for planting more trees in common areas
 - Postponed until spring of 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, December 16th, 2024 @ 6:00 PM

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Adjourned at 6:55 PM

Mike Bailor