

The Willows At Upriver Board Meeting Minutes

Date and Time: October 25, 2015

Place: Becky's house

Attended by: Becky, JoLynn, Shannon, Krystal, Steve

1. Review and approve previous meeting minutes
 - a. Minutes for August 23rd and September 11th were approved.
2. Review of financial information
 - a. Year to date reports provided by HOA Services cover the period from June through September. Need to request our budget year which is April to date.
 - b. Determined that the \$205 charge for water appears to be split out from the real estate taxes paid in April.
 - c. Noted a payment from a homeowner who is under collection activity and assigned to Bonded Adjustment. Becky will follow up.
 - d. Krystal reported that homeowners who have balances have been billed.
3. Old Business
 - a. Website has been updated with board minutes and annual meeting minutes.
 - b. Architectural form has been removed from website per our request
 - c. No news on costs for finishing the entryway and rock.
4. New Business
 - a. Reviewed bid for summer services from Haase and declined to change vendors.
 - b. Discussed enforcement of covenants related to appearance and care of front yards. Agreed guidelines for standards should include:
 - i. Grass will be green and watered.
 - ii. Grass will be mowed
 - iii. Weeds will be removed from flower beds, grass areas, gravel areas, curbs and sidewalks.
 - iv. The appearance of the front of the house should be in good repair and not allowed to deteriorate.
 - c. Newsletter will be drafted and include the following items:
 - i. Items in section 4. b.
 - ii. Dog owners are responsible for picking up after their dogs and keeping them off the grass of neighbors in the development.
 - iii. Parking and watching out for children and pets in the streets
5. Next Meeting Date: November 22 at 7 PM