

# Minutes for the Montrose annual HOA meeting

Date: June 20, 2006

Location: Post Falls Library, Spokane Street

Meeting called to order 7 PM

Attendees: Jason Wheaton, Trudi Kuhn  
38 homeowners

## **Introduction of Attendees**

### **Review 2005 Budget:**

Trudi discussed the budget, no increase in dues/assessments this year. Home owners appreciative, no discussion about 2005 budget.

### **Ratify 2006 Budget:**

Trudi discussed increases in services and material costs for landscaping areas. Increase in homeowners offset the costs. Homeowner wondered where in the income section the carryover from last year was applied. Trudi will inquire with accounting.

**Motion to ratify budget, motion seconded, All in favor – none opposed**

### **Website Discussion:**

Trudi explained the websites were donated by Jim and Jason/Greenstone Homes. The homeowners really liked and appreciated the new websites and the access to documents and CC&R's etc. Very convenient and nice site.

### **Jason Wheaton discussed the community update**

and future expansion vision. 15+ years to build out. New alley product creates beautiful street scape. New sections will consist of approximately 30% alley product and 70% traditional entry with garage at front.

The commercial section has been redesigned to have an 'Old Town' concept and feel. Townhouses, storage facility, school site. Storage facility is probably 4-5 years out yet. Homeowners very receptive to future vision, and would really like the storage facility.

### **Questions:**

1. Is Greenacres water district staying the supplier of water. Jason said **Yes**.
2. Is Burlington Northern RR going to abandon the RR line in the near future? Jason said this is Yes & No. There has been discussion of this for in the future, but no commitment as to a date yet. Greenstone is working with the city so that it will be a community trail if and when this does occur.
3. Arbor Park: This will be a passive use park. Homeowners concerned because kids sled on the hill above it, and go into the street. Dangerous. Jason will discuss with our landscape designer, Mike Terrell to have the park design discourage sled use.
4. Homeowners requested more equipment in Willamette Park and benches. Jason encouraged a committee to discuss what they would like and Jessica Hammond stepped forward to meet with Mike Terrell regarding the findings. Jason said we would look into possibility of adding something, not sure what or how much per budget, but it would be donated by Greenstone.

**Meeting adjourned at 8:35 PM**