

Montrose Master Association
Board of Directors Meeting Minutes

1pm on June 7, 2023 @ Post Falls Library



Montrose Master Association
Board of Directors Meeting
June 7, 2023 at 1pm in the Post Falls Library

The meeting was called to order at 1pm with 4 Directors present:

Jen Barbieri

Lacy Smay

Gene Niederkleine

Matthew Kifer

Absent: Dennis Robertson

Also present were Melissa Owens, Sarah Smith and Gil Pierce of Rockwood Property Management as well as 60+ homeowners.

Enumeration of Officers

The Directors appointed officer positions as follows:

President: Jennifer Barbieri

Vice President: Lacy Smay

Treasurer: Gene Niederkleine

Secretary: Lacy Smay

Member at Large: Dennis Robertson & Matthew Kifer

The Board unanimously approved the Board Meeting Minutes of 11/9/22, which are already posted to the website.

Financial Reports are submitted to the Board for monthly review. This report is confidential for the Board only because it includes private and sensitive information regarding other members.

New Business

Gil explained that there is a question regarding property use that requires legal clarification to determine if a violation exists. Depending on the advice, the Board will review the matter again to determine next steps, if any. Therefore, a motion was made, seconded and adopted to seek legal guidance. Gil will put together a list of questions for review by the Board prior to sending to Tyler Black, Partner at Lukins and Annis, for a legal opinion.

Jennifer requested a breakdown of the annual party and movies in the park for review with the intent of dialing back the budget to offset overages in other areas. RPM will help the Board facilitate a survey to collect member feedback on this topic.

Field by RR Tracks behind Malad (yet to be developed) is attracting illegal dirt bike riding, which are then crashing through homeowner fences. Some are courteous enough to negotiate repairs but others are not. Can the Developer do anything further to keep this area secure? Gil explained the issues that come with enforcement. Gil will reach out to Greenstone to see if they can help with posting signs.

Homeowner Forum

The Members present expressed concern for a residential detox facility that's scheduled to open in a home within the community. The Board heard the Member's concerns and assured that the governing documents would be enforced accordingly. However, until the Board receives a legal opinion, there's no further action to take at this time. In an effort to provide the follow up requested by the Members, the Board will request a statement from the attorney for distribution to the Members as part of the legal inquiry.

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The following questions were posed to the Board but could not be answered based on the information available at this time. Members are encouraged to contact the facility owner/operator for specific information regarding the intended detox facility. Their name(s) is/are Marley West and they may be contacted at: marley@recoveryatwhitehouse.com (800) 510-5393

- Does the home qualify as a business?
- Can the HOA hire an attorney on retention?
- Why isn't the HOA enforcing the governing documents?
- Can we ask the attorney the nature of the facility that's going in?

With no other business rightfully brought before the Board, the meeting was adjourned at 2:15pm.

Respectfully submitted,
Melissa Owens, CMCA, AMs
Association Admin, Rockwood PM