



April 1, 2024

RE: 2024 Annual Membership Meeting
Voting Materials – Election of Directors

Dear Homeowner(s),

Enclosed please find a Ballot for your review and completion prior to the upcoming Annual Membership Meeting. The meeting will be hosted in-person, details are listed below. More information is available on the website at www.montrosehoa.com.

TIME & DATE: 6:00 pm on Wednesday, May 15, 2024

LOCATION: West Ridge Elementary School
1758 N Clark Fork Pkwy, Post Falls, ID 83854

The Association must achieve a quorum of 20% in order for the meeting to proceed as scheduled above. Quorum is tallied through Ballot return so please reply by the deadline outlined herein. If quorum is not achieved sufficient to proceed on May 15th, the Annual Membership Meeting will be reconvened to 6pm on May 23, 2024, via Zoom. Should the meeting be reconvened, Members may attend via the Zoom link posted to www.montrosehoa.com.

Please refer to the enclosed Voting Instructions for Ballot return options. Reach out to Rockwood Property Management by any means listed below with questions or concerns. Thank you for your continued support.

In partnership,
Rockwood Property Management
For Montrose Master Association

PHONE: (509) 321-5921

EMAIL: montrosehoa@rockwoodpm.com

WEBSITE: www.montrosehoa.com



2024 Annual Membership Meeting

May 15, 2024 at 6pm
In-person at West Ridge Elementary

AGENDA

1. Call to Order
2. Introductions & Meeting Format
3. Board of Directors Election
 - a. Call for Nominations from the Floor
 - b. Candidate Introductions
 - c. Online Ballot Poll Closes at 6:30pm
4. 2024 Community & Development Update
5. Financial Review
 - a. 2023 Yearend
 - b. 2024 Year to Date
6. New Business
 - a. IRS Revenue Ruling 70-604
 - b. Adopt 2023 Annual Meeting Minutes
7. Homeowner Forum – Questions
8. Adjourn

Voting Instructions

2024 Annual Membership Meeting



Members may submit their vote online or via the enclosed Ballot. Each option requires that you take specific action by the posted deadline to ensure your vote is counted. Please select from ONE of the following voting options. Each lot may vote only once; multiple owners of a single lot should discuss their voting preferences prior to submission then cast their vote collectively. The description of each action subject to member vote is included in the enclosed Ballot and can be accessed via www.montrosehoa.com. Ballots received after the deadlines specified below are invalid and will not count towards the voting outcome.

1. DELIVER to ROCKWOOD PROPERTY MANAGEMENT

Ballots delivered to the RPM office **must be received by 3pm on 5/15/24**. Please select from the following options for delivering your completed Ballot to Rockwood Property Management "RPM" (1421 N Meadowwood Ln Suite 200, Liberty Lake WA 99019):

- a. Personal delivery to RPM. Office hours are Monday through Friday, 9am – 5pm but ballots may be deposited into the green HOA payment collection box (located at the northeastern entrance to the building) at any time up until the deadline stated above.
- b. Courier or first-class US Post. Please allow plenty of time as mail delivery has been inconsistent over the past year.

2. EMAIL to **MONTROSEHOA@ROCKWOODPM.COM**

Ballots submitted by email **must be received by 6pm on 5/15/24**. To submit by email, please complete the enclosed Ballot then scan (or take a picture) and email to the address listed above.

3. VOTE IN-PERSON at the ANNUAL MEMBERSHIP MEETING

Ballots can be submitted in person at the Annual Membership Meeting until the polls close, which is expected to occur at approximately 6:30pm.

Time/Date: 6:00 pm on Wednesday, May 15, 2024

Location: West Ridge Elementary School
1758 N Clark Fork Pkwy, Post Falls, ID 83854

4. VOTE BY PROXY

To vote by proxy, the homeowner must complete the Homeowner Validation section of the attached Ballot and write their Proxyholder's name in the space provided. Your proxyholder must be present at the Annual Meeting to submit the Ballot.

Candidate Statements

2024 Annual Membership Meeting



The following information was supplied to the HOA through candidate nomination and was transcribed exactly as submitted.

ERIN LOZIER I am Erin Lozier, wife, mother of 2, and a teacher for Post Falls School District. We have lived in Montrose since 2017 and love our beautiful neighborhood. Prior to buying our home here, I was on the Board of Directors for our condominium HOA. I would like to take a bigger role in our community by using my skills to help keep Montrose one of the best communities to live in.

JENNIFER BARBIERI Hello, my name is Jen Barbieri. A little about me, I was born and raised in this area and have lived in Montrose since 2020. My husband and I love this community and are happy to be raising our 3 sons here. We love walking around and getting to know all the wonderful neighbors we have here. I am a stay-at-home mom and spend a lot of time volunteering at my boy's school, and at AWANA. In our spare time we love camping, floating the local rivers, and spending time with friends and family.

I have served on the Board of Directors here since 2022. In my time on the board, I have looked for ways to save money while keeping the community atmosphere we love here in Montrose. Before staying home with my children, I worked in customer service, and I believe that experience helps me to handle issues with care. I am looking forward to serving another term if this community will have me. Thank you for your consideration.

JOHN POWELL My wife and I were born and raised in St. Maries, Idaho and I served six years in the Army National Guard. I'm currently a Hazmat Inspector for the Federal Railroad Administration. My family and I moved into the Montrose neighborhood in September of 2018. If I am elected to the Board of Directors, my primary concern is being a good steward of my community's contributions and helping find solutions to control costs. I will work to ensure that the beauty and safety of our neighborhood is maintained while preserving freedoms as homeowners.

KRISTIN MOODY My name is Kristin Moody. My husband Dan and I both grew up in Post Falls and have lived in Montrose since August of 2018. I am willing to listen to residents' concerns, engage in constructive dialogue, and work collaboratively towards solutions that benefit the entire community. I have been involved with many boards over the years and am very familiar with the procedures and regulations. As a member of the HOA Board, I will continue to uphold the highest standards of integrity, transparency, and accountability while representing the best interests of our neighborhood. I am dedicated to keeping our growing community a place we can all be proud to call home.

Candidate Statements

2024 Annual Membership Meeting



(Continued from the prior page.)

KYLE SHEARER Hello to everyone in the Montrose community, My name is Kyle Shearer. I was born at Fairchild Air Force Base and have lived in beautiful North Idaho almost my entire life. I am a father of two boys, ages 11 and 13, and a husband of 14 years. My wife is a stay at home Mom and together we love to landscape and feed local birds. We work hard to make this our dream home and continue to struggle with setbacks from unfair practices and discrimination from both the board members and Rockwood Property Management. Despite following Montrose's architectural rules and procedures we were not permitted to landscape our property as we wished. We were denied the "permission" needed to decorate our own front yard in a means that does not violate any rules or regulations within any of Montrose's governing documents. The Architectural Control Committee (ACC) sent me a notice saying that the HOA board will have to make the final decision on my appeal about our front yard designs that we had submitted to the ACC in June of 2023 (you might remember my appeal proceeding at the board meeting on July 6th, 2023 at The Red Lion Hotel). However, even after my appeal and the expressed decision by the ACC to have the HOA board make the final decision, the current board members refused to make a decision and fell back on the opinion of the ACC to deny our front yard designs with no grounds on which to do so because no rules were broken within our requested designs. Furthermore, despite there being no rules against bird feeding in our community we have also received a notice of violation about having a bird feeder in our back yard because the bird feeder is a "nuisance" to those around us. However, those around us also have bird feeders and bird houses and have suggested that we do it wrong. Our rights as Montrose members and our desire to enjoy our home and local wildlife have been attacked by HOA overreach and neighbors who wish to use our governing documents as a weapon against us because they don't share our beliefs. The HOA board is overstepping its bounds on what it was put in place to do while struggling to follow its own simple rules. As board member I will fight to defend and give a voice to everyone who lives in this community. I will promote fair and equitable treatment along with fair and balanced representation of Montrose's governing documents. I will fight to keep the HOA board in check and prohibit further HOA overreach against members of our community. Come join us on May 15th, 2024 during the annual member's meeting where I plan to have a discussion with the HOA board in regards to the weaponization of Montrose's governing documents against my family. Vote for me and let's work together to promote a community that we can all enjoy and love being a part of.

NANCY McLAUGHLIN My husband, Dave, and I love living in the Montrose Community~ While raising our family in Spokane, we owned a small business and I served 8 years on Spokane's City Council (and numerous other boards), until term-limited off in 2013. My hope is to use my leadership skills to help build a stronger Montrose HOA Board, keep a close eye on our finances (making sure we are getting the best "bang for the buck") and seeing any "necessary" HOA rules are applied fairly to all. As both a Christian and conservative (who is VERY happy to be out of Washington) I would do my best to serve you well!

BALLOT

2024 Annual Membership Meeting



Per the Bylaws, a quorum must be present to hold a vote on any matter at a Membership Meeting. Please help us achieve quorum by returning this Ballot to Rockwood Property Management by the deadline set forth in the Voting Instructions. Please complete only **ONE** of the following ballot options:

OPTION 1: QUORUM ONLY

Please count my lot towards quorum for the 2024 Annual Meeting and any adjournment thereof. *(If you select this option, do not complete Option 2.)*

OPTION 2: VOTE BY BALLOT *To submit your vote using this Ballot, please complete the voting section(s) below.*

➤ ACTION FOR VOTE: BOARD OF DIRECTORS ELECTION

Please select up to three (3) candidates for election to the Board of Directors; mark the box next to your candidate(s) to indicate your vote.

- | | | |
|--|--|---|
| <input type="checkbox"/> Erin Lozier | <input type="checkbox"/> John Powell | <input type="checkbox"/> Kristin Moody |
| <input type="checkbox"/> Kyle Shearer | <input type="checkbox"/> Jennifer Barbieri | <input type="checkbox"/> Nancy McLaughlin |
| <input type="checkbox"/> Write in Candidate: _____ | | |
| <input type="checkbox"/> Write in Candidate: _____ | | |
| <input type="checkbox"/> Write in Candidate: _____ | | |

Homeowner Validation; *this ballot is not valid until the following information is complete:*

Homeowner's Signature

Print Name

Address in Montrose Master Association

Date

(OPTIONAL) PROXYHOLDER AUTHORIZATION To vote by proxy, complete the Homeowner Validation section above **AND** write your Proxyholder's name in the space provided below.

"By my completion of this proxyholder assignment, I, the afore signed homeowner, hereby assign my voting rights and authorize my Proxyholder to vote on my behalf at the 2024 Annual Meeting or any adjournment thereof."

Proxyholder Name: _____