



Annual Meeting

Minutes

May 3, 2017

Attending: Kevin Schneidmiller, Board President
Gil Pierce, Association Manager, Rockwood Property Management
Dori Ramsey, Note Taker/HOA Inspector, Rockwood Property Management
17 Homeowners in attendance

Meeting Called to Order: 6:01 PM

Budget Review

- 2017 projected income \$117,712.00
- 2017 projected Expenses 117,662.00
- Total income for 2016 was \$134,813.31
- Total expenses for 2016 was 95,778.98
- See full budget online

Other Discussion

- Street trees in older streets are starting to lift sidewalks, who is responsible for fixing sidewalks? The adjacent property owner is responsible for repairs.
- Homeowner brought up the issue of how much the sidewalk repairs costed him because of the tree planted by the developer. He also brought up the concern that the Developer continues to plant trees that could possible cause sidewalk issues in the future for new homes just being landscaped.
- A question was also asked if the developer or HOA would be willing to help in the cost of the sidewalk repairs and possible removal of problem trees that have started to raise the sidewalks. It was explained to the Homeowner that Developer would get back with an answer in two weeks if they would be willing to financially help in these situations. At this point, the responsibility still falls on the adjacent property owner until otherwise notified.
- Question was asked about tree replacement in common area trees in Park and along Willamette and if replacement was going to happen. Yes, the HOA will start to replace these trees this year. All the trees may not be replaced in one year but over time they will be replaced.
- Homeowners are responsible for keeping snow clear from mailboxes; Homeowners are also responsible for clearing sidewalks of snow. Homeowners should call the City Post Falls when people are not clearing the sidewalks. Every road in Montrose is a public street not an HOA owned street so the City is responsible for plowing snow. HOA is only responsible for walkways and alleyways.
- Are Landscaping contractors bids bid out every year? No every few years we get new bids and are always checking cost comparison of the market.

- Abandonment of train tracks. The train tracks still serve two users in Post Falls so there is not timeline as to when the track may be abandoned.
- New splash pad in Willamette park to have operating times as follows Memorial Day to Labor Day and 7 days a week from 11am -7pm.
- More amenities will be added to the park near the splash pad. Signage, park benches, garbage can and possible more trees.
- Speeding cars on Clark Fork. As the developer has done in the past, Kevin will contact the police chief to express the Homeowners concerns about the amount of speeding cars. It is always recommended that the homeowners who are seeing the speeding cars to call the police department as these are city streets and the HOA does not have control over this issue. This also goes for cars parking on Clark Fork during school drop off and pickup times.

Project Updates:

- Planned for 2017 Greenstone is submitting re-entitled for Montrose PUD, next phase of 65 lots to be developed north and south of Midway. Midway will be developed and connect into Clark Fork. Development to include trail system, park with playground equipment. Clark Fork will continue down to Seltice/Mullan in the years to come as development happens. Single-family homes, small commercial retail near Seltice and Clark Fork, dependent on the market.

Adjourned 7:40pm