Montrose Master Association
Board of Directors Meeting Minutes
4:00pm on March 3, 2026 @ Model Home 1645 N. Chetco Rd., Post Falls, ID 83854

The meeting was called to order at 4:02 pm with all Directors present:
Jen Barbieri, Nancy McLaughlin, Lacy Smay, Joe Turner & Kristin Moody

Also present: 4 homeowners

2.03.25 BoD Meeting Minutes approved by unanimous vote.

Financial reports through January 2025 were reviewed and approved.

HOMEOWNER FORUM

- Homeowners raised concerns about perceived inconsistencies between enforcement of homeowner violations and maintenance of common areas managed by RPM, particularly during current winter conditions with accumulated leaves and debris. The Board discussed the possibility of additional seasonal landscaping cleanup when weather permits. Homeowners also requested clarification regarding the services provided by Yochum and Greenleaf and when the landscaping contract was last put out to bid.
- Homeowner suggested installing additional Dogi Pot stations for pet waste, including possibly providing the city ordinance language on the stations. One suggested location is the park on Satsop, as there are currently no stations on that side of the neighborhood.
- Additionally, homeowners expressed a preference for receiving responses directly from the Board rather than through RPM. They also asked that the Board be mindful of the language and tone used when referring to rental versus owner-occupied homes within the neighborhood.
- The Board acknowledged the need for greater consistency in following up on topics discussed during meetings.

OLD BUSINESS

a. Defining "screened from view"
b. Resolution clarifying violation procedure

Board voted unanimously to table these topics until a review of current documents is completed. Jen and Kristin will work as a subcommittee to decipher current documents and present findings to the Board via email.

NEW BUSINESS

CC&R Hearing Requests:

1. Email request, MON110310 – Board unanimously voted to table this request pending additional information and clarification.
2. Email request, MON010203 - The Board unanimously voted to waive half of the fines associated with VPV – CCR 469364, totaling $925.00, contingent upon payment of $2,373.34 toward the outstanding account balance.
3. Email request, MON040107 – Board unanimously voted to table this request pending additional information and clarification.

CC&R Violations: The Board reviewed the noted violations regarding moving forward with fines.
MON000212 UAT – CCR 534460 unanimous vote to fine**.**
MON070411 UAT – CCR 589083 unanimous vote to fine**.**
MON110408 UAT – CCR 506213 unanimous vote to fine**.**

MON130305 VPT – CCR 582734 unanimous vote to fine.
MON010525 VPV – CCR 589064 unanimous vote to fine.
MON120306 UAT – CCR 548049 unanimous vote to fine.
MON110405 UAT – CCR 557235 unanimous vote to fine.
MON100213 UAT – CCR 589240 unanimous vote to fine.

With no other business being rightfully brought before the Board, the meeting was adjourned at 5:38 pm.

Respectfully submitted,
Kristin Moody, Secretary