Montrose Master Association
Board of Directors Meeting Minutes
4:00pm on April 7, 2026 @ Model Home 1645 N. Chetco Rd., Post Falls, ID 83854

The meeting was called to order at 4:00 pm with 4 Directors present:
Jen Barbieri, Nancy McLaughlin, Lacy Smay, and Joe Turner.
Kristin Moody arrived at 4:03

Also present: 4 homeowners

3.03.25 BoD Meeting Minutes approved by unanimous vote.

Financial reports through February 2025 were reviewed, directives put on hold pending development of a letter to homeowners regarding fines, approved by unanimous vote.

HOMEOWNER FORUM QUESTIONS FROM MARCH MEETING

- What services does Yochum provide and what services does Greenleaf provide? *Yochum does snow removal, mowing (spring/fall clean up), fertilizing, planter bed care, dog station services, and other services per request. Greenleaf provides tree care, lawn weed sprays, irrigation maintenance and other services per request.*
- When was the last time the landscaping contract was put out to bid? *They are price checked every year but actual bid would have been 2022 when we separated services between Greenleaf and Yochum.*
- Should we consider scheduling additional common area cleanup when we have winters like this with little or no snow? *This is a decision that will need to be discussed and made by the board.*
- Can we get additional pet waste stations? *This is a decision that will need to be discussed and made by the board.*

HOMEOWNER FORUM

- A homeowner inquired about the types of sprays used by the landscaping company in the common areas and asked whether the Board would consider switching to a more natural solution.
- A homeowner stated that he was required to redo his fence to a 5-foot setback. He stated his ARC request was technically approved because it exceeded a 30 day wait period and he is frustrated because he states that several other homes near his house do not have the full 5-foot fence setback.
- A homeowner requested that common areas be inspected after the landscaping crew completes their work to ensure the job is thorough and the areas are left in good condition. It was noted that some homeowners have observed debris being left behind and certain areas appearing incomplete. The Board discussed monitoring common areas in the same manner as homes during bi-weekly inspections.
- The Viking model home was discussed in relation to maintenance and upkeep. Concerns were raised that the sidewalk was not adequately cleared during winter snow, and that the visible backyard landscaping has not been properly maintained.
- Homeowners expressed concerns regarding vehicle speeds throughout the neighborhood. Possible solutions such as speed bumps and flashing signs were mentioned. The Board advised that street-related matters fall under the City's jurisdiction and would need to be addressed at that level.
- A homeowner expressed concern that enforcement of garbage can violations appears inconsistent. The Board noted that a resolution addressing this issue has been prepared and will be discussed later in the meeting.

- A homeowner stated that multiple submissions through the HOA website, including Board nominations, violation reports, and ARC applications have not received responses.
- Porta potties were discussed. The Board advised that the decision to conduct a trial run was based on homeowner requests and survey results. This year will serve as a trial period to evaluate feasibility and long-term implementation.
- A homeowner raised concerns about work box trucks being parked along Midway, noting they are both an eyesore and a potential safety hazard. The Board advised that, as this is a city street and the vehicles are moved regularly, the HOA does not have authority to regulate this issue.

OLD BUSINESS

Hearing requests from March

- MON110310 – Total fines $850, Board voted unanimously to put $425 on hold to be removed if there are not further violations in the next 3 months and that $425 is paid in that time.
- MON040107 – Total fines owed $1950, Board voted unanimously to follow up on this matter at the July meeting.

Resolutions

- Covenant Violation Enforcement Resolution – unanimously approved
- Screened from View Interpretation - unanimously approved

Midway and Benham common area tree. We need to gather more information regarding city and state laws for removing healthy trees. We will also ask Greenleaf about the feasibility of limbing the side of the tree nearest the home, including recommended frequency for ongoing maintenance.

NEW BUSINESS

CC&R Violations: The Board reviewed the noted violations regarding moving forward with fines.
MON120403 - UAT – CCR 589231 unanimous vote to fine**.**

Procedure for handing past due balances with all or mostly fines. The Board agreed that accounts with delinquent balances made up entirely or predominantly of fines should not be referred to collections. Collections will be reserved for past-due balances related to hard costs only.

Spring Newsletter: Jen presented a spring newsletter to be sent to Homeowners. Board reviewed and approved all messaging.

Park bench removal request: Board moved to executive session at 5:25 PM to discuss. Reconvened at 5:31. The Board voted unanimously to not remove the bench at Arbor Park on Willamette Drive.

With no other business being rightfully brought before the Board, the meeting was adjourned at 5:33 pm.

Respectfully submitted,
Kristin Moody, Secretary