Montrose Master Association
Board of Directors Meeting Minutes
4:00pm on June 2, 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, Kristin Moody
Joe Turner joined 4:17 to 4:58

Also present: Gil Pierce and 3 homeowners

5.05.25 BoD Meeting Minutes approved by unanimous vote via email.

Financial reports through April 2026 were reviewed.

Directives needed

- MON000212, MON030401, MON040301, and MON080303 – The Board unanimously approved taking no further action at this time, as the outstanding hard costs do not currently justify the expense of pursuing collections. Gil will investigate whether the Board can submit an amount of its choosing to collections in order to ensure hard costs are retained during the collections process. The Board will also work toward establishing a consistent standard for handling similar cases in the future.

HOMEOWNER FORUM

- A homeowner asked Gil about fencing adjacent to the HOA common walking path. The homeowner reported that a new neighbor had been informed that Greenstone would be covering the cost of their fence, but that the process could take up to six months, and they were hoping to install a fence sooner. The homeowner was advised that the neighbors should contact their realtor regarding the terms of their purchase agreement with Greenstone, as the fence is part of that contract. RPM is not involved in contractual matters between homeowners and the builder.
- A homeowner inquired about how violations are reported and followed up on. While he understood the rules regarding garbage can screening, he expressed concern about other issues he has observed in the neighborhood. As an example, he noted seeing a boat motor hanging from a ladder in a homeowner's yard, which he felt was more of a safety concern than simply an aesthetic issue. The Board explained that the RPM inspector conducts inspections every other week and documents any violations observed. If the issue is resolved within that timeframe, no further action is taken.

CC&R HEARING REQUESTS

- CCR 541671 – The Board voted unanimously to reverse the fines three months from today's date, provided no additional violations of the same nature are recorded during that time.
- CCR 603919 – The Board voted unanimously to reverse the fines three months from today's date, provided the porch is cleaned up by the next inspection on 6/9 and no additional violations of the same nature are recorded during that time.

ENUMERATION OF DIRECTORS

Board positions were discussed, and the Board unanimously voted to maintain the current officer assignments: Jennifer Barbieri, President; Nancy McLaughlin, Vice President; Kristin Moody, Secretary; Lacy Smay, Treasurer; and Joe Turner, Member at Large.

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OLD BUSINESS

Dogipot – A new dog waste station will be installed in the parking strip adjacent to the walking path on Okanogan. The Board unanimously approved the proposed location.

Summer Newsletter – Jen presented a draft of the Summer Newsletter and will add information regarding the portable restrooms. Once revisions are complete, the draft will be sent to the Board for approval. Upon approval, it will be forwarded to RPM for distribution via email to homeowners..

NEW BUSINESS

CC&R Violations: The Board reviewed the noted violations regarding moving forward with fines.

MON030206 – VPT – CCR 543721: The last notice to homeowner was issued in December, and no communication has been received since that time. Gil will follow up with the inspection team to clarify the timeline, and a determination will be made at a later date.

July Meeting: The Board discussed scheduling options for July and unanimously agreed to cancel the July meeting due to summer and holiday schedules. The next regular meeting will be held in August.

Porta Potties: The Board discussed ongoing concerns regarding the porta potties, particularly the unit located at Willamette Park, which has experienced increased wear and possible vandalism. Options considered included relocating the porta potty to a more visible area within the park to discourage misuse, or removing it entirely. A homeowner present noted that the amenity is valuable to those who use it and expressed a desire for its continued availability. The Board also discussed the option of increasing service frequency, subject to cost. As the current placement is part of a trial period, the Board agreed to continue the trial at this time unless safety concerns arise that would require immediate action. Kristin will monitor the porta potties periodically over the next few weeks and report any findings to the Board. This item will be revisited at the August meeting unless urgent issues arise.

Account Follow Up:

MON010203 – Communication will be sent to homeowner advising that the balance of $2,373.34 must be paid in full by 9/1/2026 in order for $925.00 in fines to be waived.

MON110309 – This account has been returned to courtesy notice status, as no additional violations have been reported.

Architectural Guidelines: The Board was asked to begin reviewing ARC guidelines and consider any updates, changes, or clarifications that may be needed. This item will be discussed further at the August meeting.

With no other business being rightfully brought before the Board, the meeting was adjourned at 5:30 pm.

Respectfully submitted,
Kristin Moody, Secretary