Montrose Master Association
Board of Directors Meeting Minutes
4:00pm on August 4, 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 (until 5:15 pm), Kristin Moody

Also present: Gil Pierce and 3 homeowners

06.02.26 BoD Meeting Minutes approved by unanimous vote via email.

Financial reports through June 2026 were reviewed.

Directives needed

- MON090405 – The Board unanimously voted to send the account to CFS for collections.
- MON040107 – The account is on a payment plan, and the most recent payment was returned due to insufficient funds. The homeowner was notified of the returned payment on July 6. The account will be reviewed again at the September meeting.
- MON110310 – The Board unanimously voted to send a notice to the homeowner reminding them to adhere to the previous agreement and pay the balance in full within 30 days of receiving the notice.
- MON010203 – The Board will revisit this account at the September meeting.

HOMEOWNER FORUM

- A homeowner addressed the Board regarding a Notice of Intent to Fine related to front yard landscaping, referenced as CCR633345. She explained that her landscaping and irrigation were being provided under contract with the builder and that she was still within her first year of homeownership, which falls within the timeframe allowed under the CC&Rs and Architectural Guidelines. Gil confirmed that he was not aware that the home was within this timeframe when the violation was issued and stated that the violation would be removed from her account. The homeowner also expressed concern that CCR 8.6, Lot Maintenance, references trash but does not specifically address landscaping. The Board explained that the CC&Rs were established in 1998 and were intentionally written broadly to address various potential yard maintenance situations.
- A homeowner addressed the Board regarding a notice she received after siding on her home came off during a windstorm. She stated that she responded promptly and explained that, because the siding is approximately 20 years old, additional time was needed to locate a suitable replacement. The homeowner expressed concern about the tone of the communication and felt that it came across as somewhat harsh. The Board apologized for how the communication was perceived and explained that enforcement notices need to clearly communicate the requirement to correct violations and the importance of compliance. The homeowner also asked whether the Board had considered amending the CC&Rs, as some provisions are outdated. She specifically asked about the possibility of allowing chickens or ducks. The Board advised that homeowners may pursue amendments to the CC&Rs; however, amendments require approval from 67% of the community. The Board noted that reaching this threshold can be challenging, as the community has historically had difficulty achieving quorum for the annual meeting.
- Kristin recognized fellow community member Matt Vincent for his efforts to help keep the community clean. Matt was not present at the meeting, but has been seen several times riding

through the community and picking up litter and debris in the common areas. Kristin noted that it is easy to focus on negative issues and wanted to recognize that the majority of residents are doing the right things. She expressed her appreciation for Matt's efforts and encouraged everyone to work together to keep the neighborhood a community we can all be proud of.

- A homeowner asked about the street sweeping schedule. It was noted that street sweeping is conducted by the City of Post Falls and that a map and schedule are available on the City's website.

CC&R HEARING REQUESTS

None

OLD BUSINESS

None

NEW BUSINESS

CC&R Violations: The Board reviewed the noted violations regarding moving forward with fines.
MON060303 – UAT – CCR 633315 unanimous vote to fine**.**
MON0704KK – UAS – CCR 603919 The Board previously agreed to waive fines provided the criteria requiring the porch to remain free of unsightly articles was met. It was noted that items continue to be stored on the porch. The Board agreed to reinstate the previously waived fines.
MON030206 – VPT – CCR 543721 unanimous vote to fine**.**

Rental Properties: The Board discussed an email received from a homeowner regarding concerns about short-term rentals in the community. RPM and the Board have not received any previous complaints regarding short-term rentals. The Board noted that the CC&Rs do not contain provisions specifically addressing short-term rentals and that regulations governing these types of rentals fall under the jurisdiction of the applicable city, county, and state agencies. Jen will respond to the homeowner on behalf of the Board.

Chetco Park Splash Pad: The splash pad stopped working at some point in July. It was reported that a couple of teenagers had accessed the control panel and may have altered the settings. The control panel was reset and the lock was replaced; however, the splash pad continued to operate intermittently. Gil arranged for a Rockwood technician with expertise in the system to inspect the splash pad and make necessary repairs. The technician will continue to investigate any additional issues or repairs that may be needed. At the time of this meeting, the splash pad is operational.

Community Party and Movie: Attendance at the community party was lower than in the past couple of years. The bubble machine was once again a popular attraction. Only 100 complimentary snow cones were provided, and they were distributed quickly, resulting in some community members not receiving one. The movie was held in a different location within the park than the previous year and started slightly earlier. Overall attendance at the party has declined since the Board discontinued paying for catering. Food trucks and other food options had previously been explored, but nothing had panned out. The need for a committee to coordinate and plan future community events was discussed. Homeowner Kassandra Turner expressed interest in serving on the new committee. Kristin will prepare a call for volunteers for a committee and Jen will include in the fall newsletter.

Landscape/Construction Dust: A homeowner brought a concern to the attention of a Board member regarding cleanup following landscaping work at a new construction site. The homeowner stated that the cleanup process created significant dust, which settled around neighboring homes. It was explained that new construction projects remain under the jurisdiction of the respective developers and are not governed by the HOA. Homeowners with concerns regarding construction or landscaping activities on these lots should contact the respective developer directly.

Holiday Lights and Decor: Discussed the need to consider a resolution addressing holiday lights and décor, including appropriate installation and removal timelines. The matter will be discussed further at the September meeting, with the goal of having the resolution finalized in time for the fall newsletter.

Mailboxes: Two CBU mailboxes in the community were recently damaged. The CBU on Touchet was knocked over and subsequently removed by USPS. Gil is working with the Post Office to have it repaired and replaced. Rockwood will deliver a new base for the unit to the Post Office, and USPS will reinstall the CBU at its original location.
The CBU located in the alley behind Willamette, which services homes on Kachess, Kalama, and Willamette, has a broken parcel locker that USPS has determined cannot be repaired. The parcel locker will need to be replaced so homeowners can continue to receive packages that are too large for the standard mail slot. Gil is working with the Post Office to obtain a replacement, although the process may take some time.
It was also brought to the Board's attention that the CBU mailboxes on Issaquah have become surrounded by overgrown weeds. USPS advised that the mail carrier may discontinue delivery to the boxes if the area is not maintained due to health and safety concerns. Gil will have Yochum clean up the area surrounding the mailboxes.

New Park: Construction of the new park is currently underway. The pickleball courts have been poured. A name for the new park has not yet been established.

With no other business being rightfully brought before the Board, the meeting was adjourned at 5:47 pm.

Respectfully submitted,
Kristin Moody, Secretary