

Montrose Master Association
Board of Directors Meeting Minutes

1:30pm on August 14, 2024 @ 1421 N Meadowwood Ln Suite 200 / RPM offices



The meeting was called to order at 1:31pm with all Directors present:
Kristin Moody, Jen Barbieri, Lacy Smay (by Zoom), Nancy McLaughlin & Matthew Kifer

Also present: Gil Pierce of Rockwood Property Management.

EXECUTIVE SESSION was called to order at 1:32pm. Attorney Mike Maurer joined by Zoom to give the board an update on the Perez case. The open session reconvened at 1:50pm.

5.29.24 BoD Meeting Minutes were approved by the Board via email and posted to the website on 6/26/24.

Financial Reports through June 2024 were approved by unanimous vote.

Financial Report Questions (answered by Gil)

Collection referrals: MON010218, Gil to reach out to VF Law for next steps

Late fee waiver for MON140303 was approved during 5.29.24 meeting. Gil to verify that the late fee was accurately removed. Any future late fees will not be approved.

OLD BUSINESS

Parking strip landscaping: After discussion, the Board decided to not pursue the issue regarding rocks being used in the parking strip of a residence instead of grass. This decision was made based on recommendations from the developer due to future Greenstone properties having options for “zero landscaping” as long as it is being maintained and remains weed free.

Bird issue: Letters were sent to both homeowners on 6.24.24 and no further action is needed at this time.

Directors and Officers coverage update: We are currently re-bidding for board insurance coverage.

NEW BUSINESS

Community event recap: Nancy and Kristin attended the event. Foam machine seemed to be a big hit with the kids. Discussed ideas for future events including having more entertainment such as music, yard games, and food trucks to draw a larger crowd. Will also consider feedback from the community survey results.

Community survey results: Jen provided the board with printed survey results; she emailed results to Lacy during the meeting. There were 344 responses to the survey. Discussion of the results went as follows.

RV and trailer parking: 195 responses of the survey are in favor of allowing RV and small trailers to be parked in driveways, and 149 are opposed. There is still more discussion needed before any decision is made regarding changes to the current regulations. Residents should know that allowances can be made with proper communication with Rockwood Property Management, and with consideration of previous violations. The board will review the Meadowood’s neighborhood parking resolution as an example.

Party in the park: 187 people responded that they are fine with bringing their own food to the party in the park. We will look into having a food truck for next year that people can purchase from.

Playground equipment: 197 People voted for swings, 158 pickle ball courts, 157 extension of the splash pad, and 150 for a climbing structure. The idea of bathrooms/porta potties came up and the board agreed that it was not in the interest of our community to have them.

Roles and Responsibilities of the board, RPM, and AAC: We want the neighborhood to understand what the roles of the 3 groups are and know who to reach out to regarding issues. We will be drafting a letter to the members to explain these roles and responsibilities. We also agreed that homeowners should be sent reminders of meetings and neighborhood events a week prior.

Montrose Master Association
Board of Directors Meeting Minutes

1:30pm on August 14, 2024 @ 1421 N Meadowwood Ln Suite 200 / RPM offices



Reserve Study: Looks at all assets in the HOA and gives a 30-35 year projection of the neighborhood. It will help to forecast future neighborhood spending. The board unanimously voted to get bids for a reserve study.

With no other business rightfully brought before the Board, the meeting was adjourned at 2:45pm.

Respectfully submitted,
Kristin Moody, Secretary