Montrose Master Association
Board of Directors Meeting Minutes
4:00pm on September 1, 2026 @ Model Home 1645 N. Chetco Rd., Post Falls, ID 83854

The meeting was called to order at 4:00 pm with 3 Directors present:
Jen Barbieri, Lacy Smay, Kristin Moody

Also present: Gil Pierce and 5 homeowners

08.04.26 BoD Meeting Minutes approved by unanimous vote via email.

Financial reports through July 2026 were reviewed.

Directives needed

- None

HOMEOWNER FORUM

- A homeowner asked about the procedure for a home where the occupant has passed away and no one has assumed ownership of the property. The Board advised that the standard assessment collection procedures will continue until ownership of the property changes. It is anticipated that the bank will communicate with Rockwood regarding any updates.
- A new homeowner asked about using an invisible fence for a dog until a permanent fence can be installed. The Board confirmed that invisible fencing and temporary training flags are permitted. The homeowner was also advised that a five-foot setback from the sidewalk and front of the house is required for permanent fencing and that the appropriate ARC application must be submitted.

CC&R HEARING REQUESTS

MON0704KK – The homeowner attended the meeting to discuss the violation and fines related to CCR 603919. The items have been removed from the porch. The attending Board members voted unanimously to waive the fines associated with this violation. Per HOA resolution, the violation will be closed after three months with no further violations. If another violation occurs within the three-month period, fines will resume from the point at which they were previously waived.

OLD BUSINESS

Accounts under review from the previous meeting will be tabled until additional Board members are present. Although a quorum was established, the Board agreed to defer certain decisions until a larger number of Board members can participate.

Mailboxes:
The CBU on Touchet was replaced.
The CBU serving Kalama and a portion of Willamette, which has a broken parcel locker, is still in the process of being replaced by Rockwood. The CBU originally designated as a replacement had to be reallocated to another location after that location's unit was completely destroyed, taking priority over the unit with the broken parcel locker.
Gil will reach out to Yochum to have the weeds mowed that are surrounding the CBUs on Issaquah.

NEW BUSINESS

Holiday Lights and Decor: A resolution regarding holiday lights and decorations is in progress. The Board agreed that the language regarding the timing of holiday lights should allow for reasonable flexibility due to weather conditions. Jen will circulate a proposed resolution to the Board via email. The Board will be prepared to discuss and approve the resolution at the October meeting. The fall newsletter will notify homeowners that updated language is being developed.

Fall Newsletter: Jen will draft the fall newsletter and obtain Board approval via email prior to distribution. Kristin will provide Jen with information regarding the formation of a community event committee, including a

new email address for the committee.

CC&R Violations: The Board reviewed the noted violations regarding moving forward with fines.
MON010203 – MRG – CCR 636281 unanimous vote to table this until the October meeting as this account has other issues we will be addressing at that time**.**
MON070506 **–** UAS – CCR 642544 unanimous vote to fine.

With no other business being rightfully brought before the Board, the meeting was adjourned at 4:40 pm.

Respectfully submitted,
Kristin Moody, Secretary