Montrose Master Association
2026 Annual Meeting Minutes
6:30pm on May 18, 2026 – West Ridge Elementary

In attendance: Gil Pierce, Community Manager, Rockwood Property Management
Board of Directors: Jennifer Barbieri, Joe Turner, and Kristin Moody
Absent: Nancy McLaughlin and Lacy Smay

The meeting was called to order at 6:30 pm. A quorum was met so the meeting proceeded.

Election of Directors
Gil called for nominations from the floor. There were no nominations from the floor. Candidates who were in attendance were provided with an opportunity to introduce themselves. Jennifer, Kristin, and Katheryne spoke, and Nancy's husband Dave read her bio on her behalf. The polls were closed at 7:30 pm. Ballots were tallied after the meeting to render the following results:

Votes	Candidate Name
176	Kristin Moody
174	Jennifer Barbieri
161	Nancy McLaughlin
15	Robert Westall
13	Katheryne Martinez

Kristin Moody, Jennifer Barbieri, and Nancy McLaughlin were re-elected to serve an additional two-year term.

Community & Development Update – Gil Pierce
A current map of the development, including projected future homes, was provided for homeowner review. The map is also available on the Montrose HOA website. Updates to Willamette Park were recently completed, including new playground equipment and the addition of swings. Temporary porta potties have also been installed at Willamette and Chetco Parks on a trial basis in response to requests from several community members. If the trial period is successful, the Board will consider adding permanent restroom structures in the future.
The newest phase of the development will also include a new park featuring two pickleball courts. Several trees have recently been removed from common areas, and plans are in place to replant approximately 15 trees in the future. Concerns raised at prior meetings regarding holes in the parks and common areas have recently been addressed and repaired. In addition, Rockwood will be conducting an inspection of the common areas and walking paths to evaluate any needed repairs or maintenance.
The final phase of development in Montrose will be the area along Poleline. Prior to completion of that section, upgrades to the sewer system will be required.

Financial Report
Annual budgets and monthly financials are available on the website at www.montrosehoa.com. In addition to the reports posted online, RPM provides a more elaborate report with enforcement and collection details to the Board of Directors each month.

Some of the key points are as follows:

2025 Year End:
Gil noted that the financial reports may periodically reflect either a surplus or deficit, which is often related to the timing of incoming assessment payments and expense cycles, rather than a significant change in the Association's overall financial position.

2026:
Gil confirmed that the association remains on track financially.

New Business

IRS Revenue Ruling 70-604 was approved without contest by the Members present.

The 2025 Annual Meeting Minutes were unanimously approved and adopted by the Members present.

Homeowner Forum

Member Question: Can the tree on Midway closest to Chetco be trimmed to improve visibility of the intersection when approaching the neighborhood from McGuire?

The Board: We will look at addressing this.

Member Question: The drain leading into the swale at the park on Satsop is located directly on the corner and may pose a tripping hazard for pedestrians. Is it up to code, and is there anything that can be done to reduce the risk?

Gil: The drain was approved by the City at the time the park was constructed.
The Board: We will evaluate possible options to improve visibility of the area, such as adding reflective tape or paint to the edge.

Member Question: With continued development in the neighborhood, traffic on the streets is increasing. What can be done to help keep children playing outside safe?

The Board: The streets are under City jurisdiction. Jen has contacted the City as a concerned community member regarding the possibility of additional stop signs at busy uncontrolled intersections, including a potential four-way stop at Midway and Chetco. Homeowners are encouraged to contact the City directly to share their concerns as well.

Member Question: What are the regulations regarding electric and motorized bikes and scooters?

Gil: The City has jurisdiction over the streets and sidewalks within the community, but not the paved walking paths. The Association can send a reminder letter to homeowners advising that these vehicles are prohibited on walking paths, common areas, and parks. Gil will prepare a draft letter for Board approval. Homeowners are encouraged to contact the PFPD if vehicles are being operated recklessly or at unsafe speeds on neighborhood streets.
The Board: Jen will also include information regarding these regulations in the summer newsletter.

Member Question: To encourage greater homeowner participation, can meetings be scheduled for 6:00 p.m. or later?

The Board: The request was acknowledged for future consideration.

Member Question: Some of the common areas currently have brown grass. Have the sprinklers been turned on for the season?

Gil: All irrigation systems are currently operational. Some repairs were needed earlier in the season, and unfortunately the work was not completed before the early heat and sunshine arrived. The landscaping crew is now on a weekly mowing schedule moving forward.

Member Question: What is the HOA's position on fireworks?

> The Board: Fireworks are regulated by the City. Jen will include a reminder in the summer newsletter encouraging residents to celebrate responsibly and be respectful of their neighbors.

Member Question: Who is responsible for addressing vehicles that block sidewalks?

> The Board: Blocking sidewalks is a City ordinance issue. However, the RPM inspector documents these violations and addresses them with homeowners when observed. If additional enforcement is needed, the inspector may also contact City code enforcement.

The next Board meeting will be held on Tuesday, June 2nd at 4:00 PM at Greenstone model home, located at 1645 N. Chetco Dr., Post Falls. All Montrose community members are welcome and encouraged to attend.

With no other business rightfully brought before the members, the meeting was adjourned at 7:25 pm.

Respectfully submitted,
Kristin Moody, Secretary