



March 27, 2026

RE: 2026 Annual Membership Meeting
Voting Materials – Election of Directors

Dear Homeowner(s),

Enclosed please find a Ballot for your review and completion prior to the upcoming Annual Membership Meeting. The meeting will be hosted in-person, details are listed below. More information is available on the website at www.montrosehoa.com.

TIME & DATE: 6:30 pm on Monday, May 18, 2026

LOCATION: West Ridge Elementary School
1758 N Clark Fork Pkwy, Post Falls, ID 83854

The Association must achieve a quorum of 20% in order for the meeting to proceed as scheduled above. Quorum is tallied through Ballot return so please reply by the deadline outlined herein. If quorum is not achieved sufficient to proceed on May 18th, the Annual Membership Meeting will be reconvened to 6pm on May 26, 2026, via Zoom. Should the meeting be reconvened, Members may attend via the Zoom link posted to www.montrosehoa.com.

Please refer to the enclosed Voting Instructions for Ballot return options. Reach out to Rockwood Property Management by any means listed below with questions or concerns. Thank you for your continued support.

In partnership,
Rockwood Property Management
For Montrose Master Association

PHONE: (509) 321-5921

EMAIL: montrosehoa@rockwoodpm.com

WEBSITE: www.montrosehoa.com



2026 Annual Membership Meeting

May 18, 2026 at 6:30pm
In-person at West Ridge Elementary

AGENDA

1. Call to Order
2. Introductions & Meeting Format
3. Board of Directors Election
 - a. Call for Nominations from the Floor
 - b. Candidate Introductions
 - c. Online Ballot Poll Closes at 7:00pm
4. 2026 Community & Development Update
5. Financial Review
 - a. 2025 Yearend
 - b. 2026 Year to Date
6. New Business
 - a. IRS Revenue Ruling 70-604
 - b. Adopt 2025 Annual Meeting Minutes
7. Homeowner Forum – Questions
8. Adjourn

Voting Instructions

2026 Annual Membership Meeting



Members may submit their vote online or via the enclosed Ballot. Each option requires that you take specific action by the posted deadline to ensure your vote is counted. Please select from ONE of the following voting options. Each lot may vote only once; multiple owners of a single lot should discuss their voting preferences prior to submission then cast their vote collectively. The description of each action subject to member vote is included in the enclosed Ballot and can be accessed via www.montrosehoa.com. Ballots received after the deadlines specified below are invalid and will not count towards the voting outcome.

1. DELIVER to ROCKWOOD PROPERTY MANAGEMENT

Ballots delivered to the RPM office **must be received by 3pm on 5/18/26**. Please select from the following options for delivering your completed Ballot to Rockwood Property Management "RPM" (1421 N Meadowwood Ln Suite 200, Liberty Lake WA 99019):

- a. Personal delivery to RPM. Office hours are Monday through Friday, 9am – 5pm but ballots may be deposited into the green HOA payment collection box (located at the northeastern entrance to the building) at any time up until the deadline stated above.
- b. Courier or first-class US Post. Please allow plenty of time as mail delivery has been inconsistent over the past year.
- c. Email to montrosehoa@rockwoodpm.com. Please complete the enclosed Ballot then scan (or take a picture) then email to the address listed above.

2. ONLINE BALLOT

Online Ballots must be received by 7:00 pm on 5/18/26. To vote online, complete the Ballot form at the following web address:

www.montrosehoa.com/online-ballot.html

3. VOTE IN-PERSON at the ANNUAL MEMBERSHIP MEETING

Ballots can be submitted in person at the Annual Membership Meeting until the polls close, which is expected to occur at approximately 7:00pm.

Time/Date: 6:30 pm on Monday, May 18, 2026

Location: West Ridge Elementary School
1758 N Clark Fork Pkwy, Post Falls, ID 83854

4. VOTE BY PROXY

To vote by proxy, the homeowner must complete the Homeowner Validation section of the attached Ballot and write their Proxyholder's name in the space provided. Your proxyholder must be present at the Annual Meeting to submit the Ballot.



Candidate Statements

2026 Annual Membership Meeting

The following information was supplied to the HOA through candidate nomination and was transcribed exactly as submitted.

JENNIFER BARBIERI Hello, my name is Jennifer Barbieri. My husband and I have lived in this neighborhood since 2020, and we have truly enjoyed raising our three sons in such a family-friendly community. My family has been part of North Idaho for many generations, and this area means a great deal to us. We value the conservative principles that many in our community share — personal responsibility, respect for others, and thoughtful stewardship of our neighborhood.

Serving our community on the HOA board is something I genuinely enjoy. I have been serving since the board was opened to homeowner participation. During my time on the board, I have worked to ensure that community input is gathered and considered in decisions that impact all of us, and I will continue to make transparency and homeowner involvement a priority.

We are currently working on updating procedures and reviewing areas where the board has the ability to make meaningful improvements. This year, I plan to focus on making the website more user-friendly and ensuring that important information is clear, accessible, and easy to find.

Thank you for the opportunity to serve this community. I am committed to protecting the values that make our neighborhood strong and to representing homeowners with integrity and accountability.

NANCY MCLAUGHLIN Hi Neighbors! Proud to call Montrose home for over two years, my husband Dave and I love being a part of this community with you.

After spending eight years on Spokane's City Council, it has been wonderful to serve on a common-sense, conservative HOA Board that is looking out for the best interests of our community. During my first term, I've had the privilege of serving as President and currently as Vice President. **Thank you for trusting me to serve. I would be honored to continue and ask for your vote.**

Our HOA Board works faithfully to watch over your HOA dues and ensure we get the best value possible for the services provided. As many of you know, we are replacing the play equipment in Willamette Park (great news for our kids!) and adding port-a-potties in both Willamette and Chetco Parks to benefit the young and the more "mature" alike. I like to think of it as our "take a walk without worry" benefit!

Jennifer Barbieri (current President) and Kristin Moody (current Secretary) are also up for re-election. These women are incredible leaders, and I humbly ask that you re-elect them as well.

Jennifer is a wonderful, intelligent, common-sense leader who values people and truly listens! Kristin is a kind but no-nonsense leader who knows when compromise is needed and when to stand firm. She has also saved the HOA significant money by personally handling the work of Board Secretary!

Candidate Statements

2026 Annual Membership Meeting



NANCY MCLAUGHLIN *(continued from previous page)*

Please feel free to stop and say hello when you see us around the neighborhood — We always welcome your ideas and input.

It has been my pleasure to serve alongside these wonderful women, and I pray you will allow us to continue with your vote!

Blessings and Thank You! ~Nancy McLaughlin

KRISTIN MOODY My name is Kristin Moody. My husband Dan and I both grew up in Post Falls and have lived in Montrose since August 2018. You'll often see us walking our dog, Bella, around the neighborhood and enjoying everything that makes this community special.

For the past two years, I have had the privilege of serving as the Montrose HOA Board Secretary. During that time, I took on the responsibility of preparing the meeting minutes, which allowed our HOA to discontinue paying the property management company for that service and reduce unnecessary expenses. I believe thoughtful decisions like this help ensure our HOA's resources are used responsibly for the benefit of the entire community.

I value open communication and believe the best solutions come from listening to neighbors, encouraging respectful dialogue, and working together to find practical outcomes. My experience serving on several community boards has given me a strong understanding of governance, procedures, and the importance of transparency and accountability. I also try to bring a little humor and perspective to the table. Sometimes a little laughter can go a long way in making tough conversations easier.

Montrose is a wonderful and growing community, and I care deeply about keeping it a place we are all proud to call home. I would truly appreciate the opportunity to continue serving and representing our neighbors on the Montrose HOA Board.

ROBERT WESTALL

- Juris Doctorate GMU / Virginia
- MBA GMU / VA Tech
- Previously 2000-2007 HOA President
- Previously 2000-2007 HOA Vice President

BALLOT

2026 Annual Membership Meeting



Per the Bylaws, a quorum must be present to hold a vote on any matter at a Membership Meeting. Please help us achieve quorum by returning this Ballot to Rockwood Property Management by the deadline set forth in the Voting Instructions. Please complete only **ONE** of the following ballot options:

OPTION 1: QUORUM ONLY

Please count my lot towards quorum for the 2026 Annual Meeting and any adjournment thereof. *(If you select this option, do not complete Option 2.)*

OPTION 2: VOTE BY BALLOT *To submit your vote using this Ballot, please complete the voting section(s) below.*

➤ ACTION FOR VOTE: BOARD OF DIRECTORS ELECTION

Please select up to three (3) candidates for election to the Board of Directors; mark the box next to your candidate(s) to indicate your vote.

Jennifer Barbieri Katheryne Martinez Nancy McLaughlin

Kristin Moody Robert Westall

Write in Candidate: _____

Write in Candidate: _____

Write in Candidate: _____

Homeowner Validation; *this ballot is not valid until the following information is complete:*

Homeowner's Signature

Print Name

Address in Montrose Master Association

Date

(OPTIONAL) PROXYHOLDER AUTHORIZATION To vote by proxy, complete the Homeowner Validation section above **AND** write your Proxyholder's name in the space provided below.

"By my completion of this proxyholder assignment, I, the afore signed homeowner, hereby assign my voting rights and authorize my Proxyholder to vote on my behalf at the 2026 Annual Meeting or any adjournment thereof."

Proxyholder Name: _____

All Ballots are acknowledged and verified by Rockwood Property Management upon receipt.