



In attendance: Gil Pierce, Community Manager, Rockwood Property Management
Board of Directors: Dennis Robertson, Lacy Smay, Gene Niederkleine, Matt Kifer, Jennifer Barbieri

The meeting was called to order at 6:00 pm. A quorum was met so the meeting proceeded. Gil explained that the meeting was being recorded for the purpose of transcribing the meeting minutes.

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. The polls were closed at 6:30 pm. Ballots were tallied after the meeting to render the following results:

Votes	Candidate Name
59	Erin Lozier
154	Jennifer Barbieri
95	John Powell
128	Kristin Moody
64	Kyle Shearer
147	Nancy McLaughlin
1	Christopher Steward
1	Karen Brown
1	Chris Tiffany
1	Mick Zeller

Jennifer Barbieri, Kristin Moody and Nancy McLaughlin were elected to serve a two year term.

Community & Development Update – Gil Pierce

This year, there is going to be about 45 lots developed along Platt Avenue, Alsea Ave, Wollaston and Wabash. Next year, they chose to develop up north due to some unknown things happening down Empire Center Blvd. I believe the last section that will be developed will be across from the railroad tracks. There's a section up there that due to sewer it will probably be one of the last phases done in Montrose. I would assume next year, depending on what the market is doing, the developer will have some decisions they will need to work through with the city to determine what will happen to the south part of Montrose to Seltice Way and along Empire Center Blvd. I do know that there is a portion along Empire Center there that the city owns. This year there are going to be two softball fields developed. It is part of a sports complex center so it's going to be in phases. There are three to four fields proposed at this location along with a community center.

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 for 2023 and 2024 are as follows:

The 2023 Income is over budget by approximately \$59k. The reason for that is the timing of when we sent the coupons out this year. We sent them out a complete month earlier than we normally do. We're trying to get those out in the first part of December so that members have time to make payments on time. If you've been around for a while, you'll know that a lot of times those didn't show up until about January 15th. Some members were upset because they want to be able to plan in advance, so we're trying to get that information out to homeowners earlier. The result of that was many members paid prior to January 1st which created approximately \$59k in prepaid income for 2024. For expenses, you will notice we had extra

costs for mailings in 2023 that would have normally hit in 2024 so we were over budget for that expense code by about \$3k. Some of the other variances related to landscaping which was about \$15K to \$16k over budget. We had some significant irrigation repairs, which was about \$12k of the overage. As the common areas grow there will be more irrigation repairs. In addition, we spent just over \$14k in legal fees and those were not in the budget. The variance reports that are provided to the Board monthly give detailed variance explanations throughout the year.

For 2024, we're tracking very close to budget with some variances related to landscaping, which will clear up as our landscaping services begin. The 2024 budget and the monthly financials are online and you can review them on the HOA website. The reserve study is something we will be discussing with the Board. It will provide the Board with financial guidance on how much money will be needed to fund capital improvements on all the HOA owned assets.

New Business

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

The 2023 Annual Meeting Minutes we unanimously approved and adopted by the Members present.

Homeowner Forum

Member Question: The trees that we have in the commons areas, there are diseased ones, there are dying ones, and there are dead ones. Some need to be replaced and cleaned up. Is there plans for any of that?

Gil: We budget to replace 4 to 6 common area trees per year, however, unfortunately, some years we lose more than that.

Member Question: Who is in charge of that type of landscaping?

Gil: It depends, but we use different contractors for removal and replacement. I've used Jacobson Tree Service, Greenleaf Landscaping and Bartlett Tree Service for removal. I use Greenleaf or Terra Landscaping for replacements.

Member Question: Do we get bulk pricing when buying replacement trees?

Gil: Yes, due to the amount of product we purchase we are able to get bulk pricing.

Member Question: Does the association have a reserve fund?

Gil: Yes, Montrose has a reserve fund that is being contributed to annually. Last year the contribution was approximately \$4k and this year you are budgeted to contribute \$15k.

Member Question: how come the playground equipment in the park was closed down for a while?

Gil: There were broken pieces including the slide. Some of it was possible vandalism and some was just wear and tear. That playground equipment is getting close to its useful life expectancy.

Member Question: Some areas are being over-watered which then causes deep tracks from the mowers and I didn't see any leaf cleanup.

Gil: To limit multiple trips, we try to work with the landscapers to do fall cleanup after the majority of the leaves have fallen. This can be challenging if we begin to have snowfall early. Thank you for the feedback and I will continue to work with the landscapers.

Member Question: There are sprinklers in certain areas that are coming on at 4pm. Can this be changed?

Gil: Certain areas in the community are limited because of the amount of zones we have and the amount of water we have. So, in the heat of summer, we have to water during the day because we don't have enough water to run 14 zones at once to get that watering done from 10 p.m. to 6 a.m. So we do extend watering into the daytime.

Member Question: Who writes and approves the courtesy notices that are sent out to members.

Gil: As part of our management contract, we have a field inspector that drives through and looks for violations and we use member reports of violations that we go out to verify. Based on this RPM sends out violations notices.

Member Question: I've noticed some really large oil stains in front of various homes through the community. Is there anything that can be done about that?

Gil: We would have to look at the language in the governing documents to understand if this falls into a violation but since these are city streets, the best way to address it would be to reach out to the city to file a complaint. They will have a lot more power than we will since these are city streets.

With no other business rightfully brought before the members, the meeting was adjourned at 6:59 pm.

Respectfully submitted,
Rockwood Property Management