



OPEN BOARD MEETING
Tuesday, December 17, 2024
10:00 AM - Recreation Hall
MEETING MINUTES

Attendance: Carl Thoutt, Cindy Weingart, Ron Sparks, Claudia Mescher, Dan Borders, Jayne Tiffany

Absent: Sherri Stewart

Management: Steve Byfield, Trish Hoagland, Roger Sanchez, James Hoagland, Dick Rollins, Tracey Jennings, Sarah Lindsay, Gina Gulla

In-Person: 104

Zoom: 8

Call to Order at 10:00AM by Carl Thoutt, Vice President

Opening Statement Presented by Carl Thoutt

- Carl read a statement he created about Roadhaven is our community and some residents are very unhappy, they speak out in meetings but do not take advantage of all the ways to seek answers or direct discussions with the Board or management. Carl encouraged to use the resources provided and stop the negativity.

Approval of Minutes Presented by Thoutt

- Open Board Meeting November 19, 2024 [motion by Cindy, second by Claudia, motion passed unanimously]

Financial Report Presented by Ron Sparks

PROJECT RESERVE FINANCIALS

CASH PROJECT: \$189,446.45

Roadhaven Resort
 INCOME STATEMENT
 PROJECT RESERVE P&L
 Start: 11/01/2024 | End: 11/30/2024

| Account | Current | | | Year To Date | | | Budget |
|-------------------------------|---------------|---------------|--------------|------------------|------------------|----------------|----------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| PROJECT INCOME | | | | | | | |
| ASSESSMENT PROJECT RESERVE | 56,853 | 26,853 | - | 134,267 | 134,267 | - | 322,240 |
| RESALE PROJECT CONTRIBUTION | 7,000 | 4,167 | 2,833 | 13,000 | 20,833 | (7,833) | 50,000 |
| INTEREST PROJECT RESERVE | (53) | - | (53) | 3,047 | - | 3,047 | - |
| INTEREST LAND ACQUISITION | 7 | - | 7 | 325 | - | 325 | - |
| HOA INCOME Total | 63,807 | 31,020 | 2,787 | 150,639 | 155,100 | (4,461) | 372,240 |
| PROJECT EXPENSES | | | | | | | |
| PROJECT EXPENSES Total | - | - | - | 373,059 | 372,240 | (819) | 372,240 |
| Net Income | 63,807 | 31,020 | 2,787 | (222,420) | (217,140) | (5,280) | - |

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- Accountant / CFO Presented by Roger Sanchez

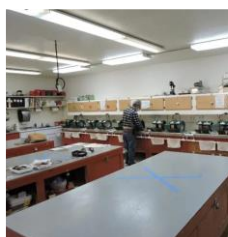
REVENUE

- HOA revenue - \$242,171
- Golf revenue - \$104,752
- Activities revenue - \$6,589



EXPENSES

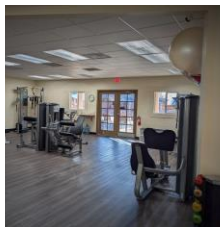
- Payroll - \$149,381, were under budget by \$17,337
- Utilities - (\$78,909.72) were under budget by \$134K
- Maintenance - \$20,100 were under budget by \$5,009
- G & A - \$45,823 were under budget by \$509
- Golf - \$25,893 were under budget by \$6,466
- Activity - \$11,962 were under budget by \$10,070



SUMMARY

I am pleased to provide an update on the financial performance of our operations for the month of November.

\$353,776 - Revenue
\$141,093 - Expenses
\$212,683 – Net Income



CASH

- Operating: \$325,429.10
- Projects: \$189,446.45
- Land Acquisition: \$ 77,678.75 (Move to LTC)
- Long Term: \$1,370,723.76
- Prepaid Assessment: \$170,972.03



Roadhaven Management

- Manager's Report Presented by Trish Hoagland
 - shared a list of potential projects for the upcoming fiscal year.
 - Please keep in mind that this is an early-stage, preliminary draft, adjustments and changes are anticipated as we continue to refine and prioritize our efforts. In fact, the list has already evolved since it was presented to the Finance Committee December 6th—and even as recently as yesterday.
 - **Phase I pools and spa resurfacing (excluding the therapy pool)**
 - The current pool surface is estimated to be over 20 years old and is showing significant signs of wear and tear. As the surface deteriorates, shedding debris and particles are both visible and noticeable to the



touch, Additionally, exposed concrete from missing Pebble Tec has resulted in stains and rough textures. These areas create an ideal environment for algae growth, further compromising the pool's health.

- **Crack Sealing and Sealcoating**
 - Regular crack sealing, combined with routine seal coating, are essential for preserving the longevity and integrity of our streets. These measures help prevent damaging UV rays and water from penetrating the asphalt sublayers, Both are leading causes of pavement deterioration. Crack sealing as needed, And seal coating every 7-8 years, Could eliminate having to ever resurface our roads. And both are less expensive than resurfacing. We last crack sealed 2 years ago and seal coated 7 years ago.
- **Valley gutter repair**
 - The concrete valleys running along the center of each street are essential for proper drainage, helping to prevent water from pooling on the roads and causing damage over time. Currently 610 linear feet of valley gutter concrete require repair to ensure they continue functioning effectively.
- **Fairway Mower**
 - This replacement has been deferred for several years. The mower, now over 20 years old, can no longer be repaired and isn't functioning at full capacity.
- **Golf Course Vacuum**
 - This replacement has been postponed for several years. The vacuum used for collecting cuttings and debris on the golf course is over 20 years old and can no longer be repaired.
- **Door Replacements**
 - We'd like to replace the set of doors at the far south end of the Rec Hall and the double doors in the main office. Both are original installations.
- **Speed Signs**
 - Instead of speed humps, we would like to install four more digital speed signs.
- **Phase II pool fencing**
 - It is rusted through in areas. We would apply the same approach to the Phase II pool fence as we did with the Phase I pool fence: Grind down rusted areas, perform spot welding, and repaint.
- **Apache Building (less the music room) Security, Architectural and Poker Room flooring**
 - The flooring in these areas is showing its age. There is also crack in the foundation of the Apache Building. It starts in Creative Crafts, extends through the foyer, and into the computer room. It needs to be ground down and sealed and could be done before flooring installation.
- **AC replacements**
 - One of the 5-ton units that services the Rec Hall is failing, and one of the 4-ton units that services the Teton Building is failing. The Activities Office also needs a separate unit; a mini split would work for that space.
- **Drain and clean #8 pond**
 - We have not had enough rain over the last few years to move and circulate the water. Without substantial rain soon, we'll need to drain, clean, remove the sediment, and refill the pond.
- **Landscaping**
 - Common area landscape and beautification.
- **Contingency**
 - We begin estimating the costs of summer projects up to a year in advance. As the budget process approaches, we update the bids to reflect current pricing process that is happening now. More often than not, costs increase by the time the work is scheduled. Contingency funds are used to bridge the gap between the original estimates and the actual costs at the time of service. These funds can also be allocated to address unexpected projects that arise.
- **Unexpected project examples**
 - Over the summer, the Phase I pump room needed to be addressed due to safety concerns after three electrical fires.
- **Unexpected projects happening now**
 - Our resort has two lift stations, which are pumping systems designed to move wastewater from lower to higher elevations. In one of the stations, a lift pipe has rusted through and is no longer functioning properly. We anticipate completing the necessary repairs on Thursday. The transformer that powers the well pump, which supplies water to our golf course and ponds, failed. We've applied a temporary fix to keep it operational and have ordered a replacement transformer. However, we've been informed that the new transformer may not arrive until February. To ensure uninterrupted service, the contractor handling this project has a transformer available for us to borrow if the temporary fix doesn't hold until the replacement arrives. Salt cell system Phase II spa failed; we are working on obtaining quotes for replacement.
- **Close**



- As you can see, the project list is dynamic and evolves quickly. I'll continue to keep you informed here as updates and changes occur.
- Architectural Update Presented by James Hoagland
 - James emphasized the importance of knowing permit requirements and where to find them. Use the Architectural page of roadhaven.com, this links to resort requirements as well as city requirements.
- Security Update Presented by Dick Rollins
 - Weed violations- 56
 - Dead plants- 5
 - Citrus trees- 2
 - Lot cleanup- 2
 - Overhanging plants- 1
- Activities Update Presented by Tracey Jennings
 - What has happened:
 - Audio Freak Dance – Attendance 77 people
 - Minimum number of people on property 1000+. Equates to .08%
 - Music Bingo – Attendance - 180
 - Minimum number of people on property 1000+. Equates to .18%
 - 3rd & Long Dance – Attendance – 86 people
 - Minimum number of people on property 1000+. Equates to .09%
 - FREE Christmas Music with Rick & Cal – Attendance 200
 - Currently have 1379 residents on the property. Equates to .15%
 - Thanksgiving Potluck – 13 Tables
 - Barleens' Christmas Show – 79 Tickets
 - Patio Sales – 60 residents participated
 - Christmas Golf Cart Parade – 19 Entries
 - Here are this year's golf cart parade winners:
 - Most Unique Christmas Theme - The Gingerbread House - Sherry & John Loomer
 - Best Wonderful Wonderland Theme - Snoopy - Iris & Gary Moe
 - Best Christmas Theme - Santa's Sleigh - Karen & Jim Neilson
 - Funniest Christmas Theme - The Grinch's - Tina & Tony Roberts
 - Honorable Mention - Lighted Horses - Linda & Dan Pakes
 - What is coming up:
 - The Stiletto Dance, Friday December 20 – Stiletto's play Rockabilly & Swing music
 - Christmas Potluck, December 25 - Signup is now available. Only (3) full tables remain open
 - New Year's Eve Dance with Roadhaven Rockin Rollers, December 31. Only (3) full tables remain open. Over \$1400 in prizes will be given away
 - There will be **NO BINGO** on Monday, December 23 & December 30. Bingo will return on Monday, January 6, 2025
 - All Clubs & Activities Open House, Wednesday, January 8
 - Dessert Social, Friday, January 10 – Assorted Cakes & Ice Cream
 - Johnny Cash Show, Saturday, January 11
 - **Murder Mystery Dinner**, Wednesday, January 15 – The Curse of King Tut
 - *Menu: Roasted Pork Loin, Beef Pot Roast w/mashed potatoes & gravy, Vegetable Lasagna, Tossed Green Salad w/Dressings, Greek Pasta Salad, Steamed Vegetable Medley, Assorted Dinner Rolls, & Strawberry Shortcake. This is a BYOB event*
 - Women of Purpose Coffee Break, Thursday, 16
 - Johnny K & Kompany Dance, Friday, January 17
 - Tennis Club Fundraiser, Saturday, January 18
 - On behalf of the Activities Office, Eddie & Tracey would like to wish everyone a Merry Christmas and a Happy New Year!



Unfinished Business

- Phase II Pool Presented by Dan Borders
 - The Board and management have received many comments and questions on phase II pool temperature. It has been increased, and testing is being completed to determine the right setting for the betterment of the majority.
- Speeding Presented by Claudia Mescher
 - Speeding and enforcement are ongoing concerns.
 - Photo Radar is very pricy
 - Additional 4 photo speed monitoring signs
 - Bikes and Golf Carts are the majority of breaking the speed limit
 - Slow down

New Business

- Nominations and Elections Committee Presented by Jayne Tiffany
 - Transition from Service Committee to Standing Committee
 - [motion by Claudia, second by Dan, motion passed unanimously]
- CC&R topics to discuss Presented by Cindy Weingart
 - **Section 5.4**
 - Removal of “The Board of Directors shall have the sole discretion to accept or reject the approval of candidates by the Nominations and Elections Committee.”
 - This sentence will be on the ballot to remove, The intent and perceived statement does not align and to show continuity, we would like to remove this.
- Land Acquisition Account Presented by Ron Sparks
 - The land acquisition fund started with \$300,000. It is no longer being used and has \$77,678.75 in the account. This account will be closed, and the funds will be allocated to Long Term Reserves.
- Rules and Regulations Clarification Rule Presented by Claudia Mescher
 - Oversight and overthought the idea of days for contractors to work in the resort. Currently when it is a holiday for the offices and the offices are closed contractors are not permitted to work. This will be changed to allow work to be completed on some holidays, even if the office is closed. The major holidays that contractors will not be permitted to work is New Years, Easter, Memorial Day, 4th of July, Labor Day, Thanksgiving, and Christmas.
- Board Liaison Reports Presented by Board members
 - Finance Presented by Ron Sparks
 - First Reading Financing of Club Facilities procedure housekeeping correction
 - Endowments have been discussed and can be set up to allow Roadhaven to receive funds.
 - Financial class is coming soon!
 - Need more volunteers
 - Preliminary budget and changes to project listings that will impact the budget.
 - Hospitality and Information Presented by Cindy Weingart
 - 2 new orientation meetings for new homeowners and renters; Jan 10 at 2:30P in Greenroom
 - Need volunteers for 2-hour shifts, available Monday-Saturday 10A-4P. It takes 18 shifts and 2 per shift to make operational. Come have fun and share what a wonderful resort we have with prospective residents.
 - Nominations and Elections Presented by Jayne Tiffany
 - Busy committee right now. Actively seeking volunteers to join committee or if interested to run for the board, applications are being accepted.
 - Rec Council Presented by Dan Borders
 - [motion to approve Charter and Duties by Claudia, second by Ron, motion passed unanimously]
 - Jan 8th is the clubs open house. All are encouraged to visit and see what the resort has to offer.



- Pickleball sound test completed- results are coming soon
- Lapidary is going to start selling in the Peddlers Mall, all proceeds will go back to the club.
- Bocce purchasing new lighting with their own money.
- Shuffle is purchasing new score boards with their own money.
- Tennis is purchasing new ball machine with their own money.
- Rules and Regulations Presented by Claudia Mescher
 - Next meeting is tomorrow at 1PM.
 - Roger Stewart will be stepping down from Chair position and Gord Anderson will be promoted to Chair.
 - Welcomed Sherry Bruce to the committee
 - Looking over the rules or housekeeping, category assignments, and time of relevance.
- Project Planning Presented by Carl Thoutt
 - Looking for volunteers. Can have 5-7 members.
 - Prior volunteers have resigned
 - Thank you to the hard-working volunteers from last season.

Homeowner Open Forum (Three-minute limit per homeowner) Moderated by Bob Bartholomew

- Mike Kramer- 1158- speeding is often by contractors.
- Sherry Bruce- 1014- Projects; is this out of the current budget or will it be another 20% increase this year to cover the expenses? Trish responded that it is a preliminary project list and budget for 25 FY, I report on the projects as advance notice of expectations, however it is an evolving list and budget numbers. Forecasting 3-4 years out. Sherry confirmed that she is familiar and has seen the forecasting as well as 20-year plan so Roadhaven does plan for the projects.
- Paula Lemke- 1044- Will the CC&R update be in effect for this year's voting? It was stated that homeowners are required to vote, Paula added that it should be in effect for this voting instead of waiting for a vote.
- Gisele Bann- 2285- Recycle; items are not being cleaned out when discarded. Need to print out the flyers provided by servicers and place in mailboxes, Volunteer to stuff mailboxes as the flyers clearly define the rules to recycling.
- Jean Fast- 1321- Nominations and Elections call out- Committee members have packets to provide job descriptions and duties of board members, willing to discuss with those interested to run for the board. Jan 3rd is deadline to submit application. Also, as par tee girl president attended the Rec Council meeting and Jim from Pickleball said that the expansion is on a pause. Can we all put a pin in it with the rumoring comments? Trish added that after this Rec Council meeting, there is further discussion, and the expansion group wants to move forward. This group will continue to meet and develop a plan and present to membership.
- Bob Passarge- 2278- Venture Out is very happy with their part-time General Manager. More things have been cleaned up and worked on in months versus the years prior. How does this impact Roadhaven? Steve said he is helping as interim General Manager. He helps on his time off, after Roadhaven hours and on Saturdays.
- Sherry Bruce- 1014- Rec Hall ceiling tiles, differences in tiles, noticing that the new ones are flat, does this impact the sounds and acoustics in the hall? Trish confirmed that it does not, however it will further review and follow up. Sherry also asked who coordinates volunteers? Trish responded it depends on what the volunteers are assigned to.
- Val Sheehy- 2275- CC&R update needs to be updated immediately as this is against the law.
- Elisa Rouse- 2375- Pool Temp; How is the decision being made on setting the pool temp? This really should be in favor of the majority. Also, Is it possible to ticket people who leave large items at the roll off when it is filled? Trish said yes; however, we do not have the staff working only on monitoring this area or cameras. So, catching the guilty individuals would be a bit challenging.
- Sherry Bruce-1014- When residents bring items to the roll off, and it is full, could the individuals call someone for help to return it back to their homes? Trish confirmed that they can call maintenance, and they can assist.

Next Meeting (January 21,2025)

Adjourn at 11:19AM [motion by Cindy]