



**OPEN BOARD MEETING**  
**Tuesday, January 21, 2025**  
**10:00 AM - Recreation Hall**  
**MINUTES**

**Attendance:** Sherri Stewart, Carl Thoutt, Cindy Weingart, Ron Sparks, Claudia Mescher, Dan Borders, Jayne Tiffany  
**Management:** Trish Hoagland, Roger Sanchez, Sarah Lindsay, Gina Gulla  
**In-person Guests:** 107  
**Zoom:** 14

**Call to Order** at 10:00 AM by Sherri Stewart, President  
**Approval of Minutes** presented by Sherri Stewart

- Open Board Meeting December 17, 2024 Claudia motioned, second by Cindy, motion passed unanimously.

**Financial Report** presented by Ron Sparks / Roger Sanchez

## PROJECT RESERVE FINANCIALS

CASH PROJECT: \$193,573.08

Roadhaven Resort INCOME STATEMENT PROJECT RESERVE P&L Start: 12/01/2024   End: 12/31/2024							
Account	Current			Year To Date			
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>PROJECT INCOME</b>							
ASSESSMENT PROJECT RESERVE	26,853	26,853	-	161,120	161,120	0	322,240
RESALE PROJECT CONTRIBUTION	4,000	4,167	(167)	17,000	16,667	(8,000)	50,000
INTEREST PROJECT RESERVE	125	-	125	3,172	-	3,172	-
<b>HOA INCOME Total</b>	<b>30,979</b>	<b>31,020</b>	<b>(41)</b>	<b>181,292</b>	<b>177,787</b>	<b>(4,828)</b>	<b>372,240</b>
<b>PROJECT EXPENSES</b>							
<b>PROJECT EXPENSES Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>373,058.97</b>	<b>372,240</b>	<b>(819)</b>	<b>372,240</b>
<b>Net Income</b>	<b>30,979</b>	<b>31,020</b>	<b>(41)</b>	<b>(191,766)</b>	<b>(194,453)</b>	<b>(5,646)</b>	<b>-</b>

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- December Financials will be posted shortly
- First draft budget and project list located in the HOA portal under Town Hall
  - Second Draft will be emailed prior to the February Town Hall
  - and available on the HOA portal following the February Town Hall
  - February Town Hall is Feb 6<sup>th</sup>.
- Roger Schulz repeat learning session will be held on Thursday, January 30<sup>th</sup>, at 1PM in the Rec Hall
  - Live, in-person event only
  - No Zoom

## REVENUE

- HOA revenue - \$274,646
- Golf revenue - \$27,308
- Activities revenue - \$12,259



## EXPENSES

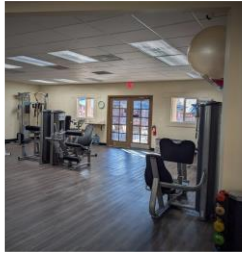
- Payroll - \$161,935, were under budget by \$11,092
- Utilities - 59,547.44 were under budget by \$4,594
- Maintenance - \$15,832 were over budget by \$3,718
- G & A - \$35,702 were over budget by \$4,144
- Golf - \$20,219 were under budget by \$8,334
- Activity - \$8,450 were under budget by \$11,954



## SUMMARY

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

**\$314,287 - Revenue**  
**\$281,940 - Expenses**  
**\$32,348 – Net Income**



## CASH

- Operating: \$281,840.88
- Projects: \$193,573.08
- Long Term: \$1,459,740.14
- Prepaid Assessment: \$303,727.54





#### **From the Main Office**

- There are 1728 homeowners, renters, and guests who checked in.
- On this date last year, there were 1743.
- Multiple Properties
- 70 residents own multiple properties and of that,
- 64 own 2 properties
- 4 own 3 properties
- 1 owns 4 properties
- 1 owns 6 properties
- The residents who own more than 2 properties owned them before the date of the CCR change, which was effective in March 2023.
- There are currently 49 open resale inspections, and 10 home sales are scheduled to close between now and mid-February. Last year, 22 homes were sold between July 1 and Jan 21. For comparison, 16 homes were sold between July 1 and today. It's important to note that, These figures do not include FSBO properties that we aren't aware of or family transfers.

#### **From the Architectural Office**

- Last month, 25 permits were issued, compared to 31 permits issued in December 2023. Additionally, 9 resale inspections were completed last month, an increase from the 6 completed in December 2023. You've probably heard about the explosion at a neighboring resort. We are told the cause was a 100-pound propane tank. We don't have many homes that utilize propane. But we ask if you do, please have regular maintenance done and make sure your tanks are secure. Please note that we check to ensure your tanks are secure once a year.

#### **From the Security Office**

- Sometime during the events of that evening, an individual who is not a resident, gained access to the resort, Possibly through the Broadway Gate or by scaling a wall. The individual entered an unlocked resident's home. The resident has reported the entry and theft to local authorities.

#### **From the Security Office - Continued**

- Security redelivered 38 packages that were delivered to the wrong address and successfully located 4 missing packages. They addressed 2 loud music complaints, handled 129 assistance calls at the garden shed, and issued 25 parking permits. Additionally, they addressed 3 speeding incidents, escorted 5 solicitors off the property, responded to 3 reports of open residences, and assisted with 1 incident involving an intoxicated individual. We've also had two 16th Avenue gate incidents. Two vehicles tried to 'beat the gate' and ended up hitting it, Causing damage to their vehicles and the gate. That gate opens inward and stays open for 10-12 seconds after a vehicle goes through. If the gate is open when you approach, it's essential to stop at the traffic bump and the STOP painted on the pavement and allow the gate to reset.

#### **From the Activities Office**

- The New Year's Dance was a great success, with high attendance and \$2,600 in prizes given away. The Big Show Concert Series remains popular, and tickets continue to sell quickly. The Open House was well-received, and Tracey gathered valuable feedback for next year's event. Thank you to everyone who participated! The Johnny Cash tribute show was sold out, and the Murder Mystery Dinner was also successful, with strong attendance. Thank you for your continued support of the Activities Department!

#### **FY25-26 Project List**

- I went over the FY25-26 potential project list with you last month. I will continue to go over it until the budget is final. Please keep in mind that this is still a draft, And some adjustments are anticipated as we continue to refine and prioritize our efforts. Alright, let's get to it.



### **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.

### **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 continue functioning effectively.

### **Fairway Mower**

- The mower, now over 20 years old, can no longer be repaired and isn't functioning at full capacity.

### **Golf Course Vacuum**

- 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**

- The double doors at the far south end of the Rec Hall and the double doors in the main office need to be replaced. 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 could be original; I cannot find any record of replacement. 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**

- The 10-ton unit that services the rec hall has failed and needs to be replaced. One of the 5-ton units that service the Rec Hall is failing, and one of the 4-ton units that service 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.

### **Salt cell system - this is new to the list**

- The salt cell system that services the Phase II spa failed last month. A salt cell system is a sanitation system that uses electricity and salt to generate chlorine. The benefits of a salt cell system include: Reduced chemicals, softer water, less irritation to the skin and eyes, lower maintenance, and are more cost-effective.



### Contingency

- We estimate 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 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.

### Seal coating and Crack Sealing our street - this has been removed from the list

- Routine seal coating and crack sealing are essential for preserving the longevity and integrity of our streets. We should have seal coating done every 7-8 years And crack sealing is done every 2-3 years We are in year 7 for seal coating and year 2 for crack sealing. I met with Holbrook Asphalt twice in the last month, They inspected our streets and confirmed we can wait one more year. I have deferred this project until next year. Which leads me to my last item on the project list.

### Accrual

- We've asked the Finance Committee to consider accruing 100k of the current day's estimated 230k to crack seal and reseal our streets next summer. This would reflect on the books as a line item explicitly designated for the accrual of monies for this project to be completed next year. Once the project is completed, we would begin accruing again immediately at a lesser amount over 7-8 years. The rationale is to reduce the overall dollar impact of a necessary high-price project.

### Repair Updates

- Last month, I provided an update on one of our **lift stations**—the pumping systems that move wastewater from lower to higher elevations. In station #2, a lift pipe had rusted through and stopped working; repairs have since been completed. After the December meeting, the motor saver in station #1 failed. This issue has also been resolved. Both lift stations are now fully operational. Since we met last, The temporary fix on the **transformer** that powers the well pump failed, and a loaner transformer was installed. It would have cost \$1075 in labor to remove the loaner and install the new transformer we already ordered and agreed to purchase. Instead, I negotiated with the contractor to purchase the loaner for \$1000. The new transformer should be delivered next month and will be installed when needed. This will ensure uninterrupted service in the future. Before I close, I wanted to touch base with you on the Phase II Pool Temperature. We set it at 82 and have left it there. At this time, all swimmers are content with the temperature. So we'll be leaving it alone. Thank you for your patience as we worked through this.

### Unfinished Business

- Board Liaison Reports presented by All Board members
  - Finance presented by Ron Sparks
    - Second Reading Financing of Club Facilities procedure housekeeping correction &
    - Reading of 2 accounting policies housekeeping corrections
      - **FINANCING OF CLUB FACILITIES POLICY**
        - The Club responsibilities are as follows:
          - Equipment and nets
          - Painting of room / court walls
          - Initial court construction, court maintenance and court replacement, resurfacing, sealing, line marking, etc.
          - Seating
          - Flooring
          - Cabinets / Interior decorations
      - P&P: Homeowner Assessment Accounts, Delinquent Restrictions, and Delinquency Actions



- *Removing the outdated \$2,080 amount/ \$700 per quarter and replace with “the amount of the annual HOA assessment/ quarterly dues”*
    - P&P: Internal Accounting of Homeowner Assessments
      - *Removing “Reserved Projects and Designated Reserve” and replace with “Projects and Capital/Long Term” for fund allocations.*
        - Motioned by Carl, Second by Dan, motion passed unanimously.
  - Hospitality & Information presented by Cindy Weingart
    - 77 volunteers, Monday-Saturday 10A-4P. potential residents are encouraged to complete a JotForm to highlight areas of interest within amenities and desires to purchase within the resort.
  - Nominations & Elections presented by Jayne Tiffany
    - Key Dates:
      - Jan 28, 7PM, Candidate forum, Rec Hall
      - Introduced Candidates; Val Sheehy, Larry Duchscherer, Claudia Mescher (incumbent) and Sherri Stewart (incumbent). Bios are posted on bulletin boards and roadhaven.com
  - Rec Council presented by Dan Borders
    - Room Rentals- being used and rooms are being left dirty. This process and procedure is being looked into.
    - Open house for clubs was a great success. Next year the open house will be 3 hours instead of 2.
    - Sports complex- No plans! The group that has been planning is working on their own process to obtain factual dollar amounts and details, nothing can be shared to the Rec council or membership at this time.
    - Shuffleboard has asked Rec Council for funds for deep resurfacing of \$2400 from their club, the additional change should be also \$2400 from the Rec Council for a total of \$4800 to deep resurface all the sheets. Rec Council agreed and granted request.
  - Rules & Regulations presented by Claudia Mescher
    - Currently reviewing the categories and penalties to ensure all are applicable and reasonable. This is a housekeeping process. One change located on moving vehicles- added the word immediately. (this is for emergency vehicles to travel when non authorized vehicles are in the way)
  - Project Planning/ Facilities presented by Thoutt
    - Club Facility Expansion Procedure – reading
      - This procedure will ensure orderly development of future club projects in Roadhaven Resort. This process clearly defines the roles and responsibilities of all involved with facility planning and development within Roadhaven Resort. The Rec Council will coordinate all requests for club expansions or major alterations. The Rec Council will then get the Facility Improvements Committee to assist the club in preparing details of the project to present to the general manager and board of directors to see if the project is acceptable, doable and be good for Roadhaven resort. If accepted, the Facility Improvements Committee will work with the board management and the club to help with obtaining engineering, architectural drawings and permits. help them with communicating said project to association members.
    - Facility Improvements Committee Charter– reading
      - The Roadhaven Facilities Improvement Committee is established in accordance with the bylaws of Roadhaven Resort Homeowners Association. The committee is advisory to the Board of Directors, General Manager, Recreation Council and clubs needing improvements to their facilities.
- 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.”



## New Business

- Restaurant Ad Hoc presented by Jeff Pasker
  - Jeff Pasker, chair of the restaurant ad hoc committee presented the root decision and recommended to the board from their committee that Roadhaven residents want a restaurant, and the best approach would be to hire a vendor to come to fill the space. Lee, who has managed and operated the restaurant here before (Pre-covid) is eager and willing to come back into the resort. Looking to start next season and operate Oct-April. With closed Monday/Tuesday, the rest of the week my serve breakfast and lunch, with limited dinners.
  - Potential vendor Lee, presented with her history with Roadhaven and restaurant industry.
    - Lori Caldwell- 2040- what are the hours and days looking to be opened? Lee responded to open Breakfast and Lunch with some dinners each week, including Saturdays. Will have full time employees and have prior Apache Junction owned restaurants since 2005.
    - Ron Sparks- 1491- What about the summertime, will you have to lay off the staff? Lee responded that she is working with he moose lodge to hire these employees for the summer and work in Roadhaven in the winter to allow year-round employment.
    - Mike Kramer- 1158- Sunday brunch was a huge success in the past. Would you be open to a Sunday brunch service? Lee said yes and it would most likely be a buffet style service, if there is no longer a buffet table then it would be served with chaffing trays.
    - Cynthia Feeken- 1072- Are you aware of the prior vendor's losses? Is this a concern? Lee said she is aware of the past services; she has a trusted accountant and has the funds to support the business. Prior when she was at Roadhaven, covid took place which impacted financially. Quality food comes with the price to pay. If you want cheap food, it will be cheap and not a great experience.
    - Noreen Haines- 1191- Prior years, she would bring 10 people each week to brunch. Where did the buffet table go? Trish said she will look into.
    - Roger Stewart- 2217- This discussion should be it's own meeting and not discussed at the open board meeting.
    - Marv Merritt- 1436- The buffet table is in the rec hall kitchen.
    - Elisa Rouse- 2375- Lee has great credentials, How long have you been operating at Moose? Will you still allow BYOB at Roadhaven? What will the price point be? Lee said this is her second year at moose, BYOB would be allowed as well as continue to work with the city, prices have yet to be determined.
    - Roger Haines- 1191- The board has requested the ad hoc committee to present and requested to bring Lee to be able to answer questions, the board discussed at the working session and needs the recommendation form the committee as well as a good understanding so the membership and board can all be informed of the vendor potential.
- General Manager Update presented by Dan Borders; Motion presented by Sherri Stewart
  - Initially, the Board planned to post the General Manager position as part of a transparent hiring process to evaluate internal and external candidates. Key qualifications were outlined, including experience in golf course management, budgeting, leadership, communication, and strategic planning. As discussions progressed, it became clear that Trish Hoagland, our Assistant GM and Interim GM, not only met but exceeded the outlined criteria. The Board carefully considered input from residents, staff, and the Executive Committee, as well as Trish's exemplary performance during her tenure. Trish's ability to step into the role seamlessly, maintain continuity, and deliver results demonstrated that she was already acting as the General Manager in all but title. Given Trish's deep understanding of our community, her proven leadership, and overwhelming support from residents and employees alike, the Board unanimously decided that posting the position was unnecessary. Promoting from within allowed us to save valuable time and resources while ensuring that Roadhaven remains a premier resort under capable leadership.
    - Sherri asked if there was any discussion from the membership and no one said anything; Sherri then said, really, no discussions at all? then asked if there was any discussion from the board members, and no one said anything. Then we made the motion to offer Trish Hoagland the GM position.
    - Motioned by Ron, Second by Claudia, motion pass unanimously

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



- Lori Caldwell- 2040- 16<sup>th</sup> Ave gate damage? Who is responsible? Also, as far as leasing golf equipment, has this been looked into as a viable option? Trish responded that the person that hit the 16<sup>th</sup> Ave gate did not stop, therefore was responsible. We are looking into lease options on golf equipment.
- Lisa Rouse- 2375- Are there going to be any other votes on the ballot? Sherri answered, no.
- Roger Haines- 1191- The CC&R amendment should be on the ballot. Sherri responded, yes it is the only vote of action for CC&R's. The only other votes will be for candidates.
- Noreen Haines-1191- The statutory agent was updated years ago from General manager to lawyer and the AOI is reflecting incorrectly. This needs to be updated. Sherri said this will be looked into. ***After the meeting it was determined that in 2014 the vote failed, therefore the Pinal county records and the published AOI's are correct as the General Manager is the statutory agent.***
- Harold Wagner- 1211- Will the restaurant be open this season or next if we are to hire the vendor? Jeff Pasker answered that this would take place next season in October.
- Vivian Mittelstaedt- 1083- what would Roadhaven's cost be to have a vendor operating the restaurant? Trish responded that we have 11k in the budget for building maintenance and utilities, all other costs would be accrued by the vendor, not to Roadhaven.
- Pam Peterson- 1304- Is this vendor paying for everything to operate the restaurant? Trish responded that Roadhaven pays utilities and building maintenance.
- Roger Stewart- 2217- Dirty rooms? Can you please elaborate on this? Dan replied that this has recently come up with Activities room reservations and it is going through a process to evaluate.
- Gisele Bann- Is security not checking the rooms at the end of a reservation?
- Val Sheehy- 2275- Congratulations Trish! Trish will need an assistant manager to assist with the workload. Trish responded that we are working out organizational changes and creating a plan for this.
- Roger Haines- 1191- Cleaning the rooms is supposed to be a part of the room reservation forms and should have a contact person listed. It could be billed to the individual if not complete. Sherri responded that the policy should be evaluated by rules and regulations committee for enforcing.
- Roger Stewart- 2217- Rules and Regulations may look to increase the fee for room reservations.
- Linda Droppo- 2076- 4 Candidates are running for board positions, how many open positions will there be? 2 open positions.
- Steve Charlton- 1643- Compliments to the Board of Directors. Thank you for all you do with volunteering your time for the resort and all those that enjoy the resort.

**Next Meeting (February 18,2025)**

**Adjourn** Motioned by Cindy, Second by Ron at 11:34AM