



Roadhaven Resort Homeowners Association
Board of Director's Working Session Meeting Minutes
Tuesday, February 11, 2025
10:00AM/Dakota

Board Attendance: Sherri, Carl, Cindy, Ron, Dan, Jayne, Claudia

Absent: Sarah (No Zoom)

Management: Trish

Call to Order: by Sherri Stewart at 10AM

Financial Report presented by Ron Sparks

Not much to report, their next meeting is Friday. So far it still appears to be on target for 8% HOA increase.

General Manager's Report presented by Trish Hoagland

Clubs should clean up their rooms, will discuss projects

Unfinished Business

- Board Liaison Reports presented by All Board members
 - Finance presented by Ron Sparks
 - will be prepared to discuss after their next meeting this week. Roger- working on Januarys and that will be done. Working on Clubs financials which will be done soon. Working on a newly organized process over the summer for clubs' deposits. Keeping track of tickets. Too many hands on who is selling what, where. This will help Tracey. At OBM Roger will speak on how to come up with the budget, spreadsheets will show actuals and projections. January shows highest costs. Roger shows thorough notes on actuals. Roger has spoken to some people that drop in to ask questions.
 - Hospitality & Information presented by Cindy Weingart
 - Nothing new, need more volunteers, Mini split has a band aid on it for now, keeping eye on it. Jot form is working well to track comments.
 - Nominations & Elections presented by Jayne Tiffany
 - Key dates: March 17 at 3:00 voting ends. Counting ballots at 7:00 a.m. **(update after meeting, the start time is 8AM as this is when the offices open to access ballot box)** Will add the Electronic votes after paper ballots counted. Mailed 342 paper ballots, rest is electronic. March 18 7:00 Rec Hall annual HOA meeting.
 - Put candidate Bio's and pictures in an upfront spot in RH announcements/newsletter as they are listed way below on the website. Reach out to Sarah to put on top of newsletter.

- Ballot shows March 18 on some of the ballot info but it's really March 17. Jayne will point this out at the meeting. Be ready for discrepancy on the dates 17 or 18.
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- Key Dates:
 - Voting Ends March 17th, 3PM
 - Election Results March 18th, 7PM, Rec Hall
- Voting
 - 1 CC&R Vote
 - 4 Candidates, 2 Positions
- Rec Council presented by Dan Borders
 - They have all the 5- year plans, next year have them in Dec. 15 so we know earlier any larger plans for budget and Facility Planning Group. Will put on Portal. Also new presidents make it more difficult to plan sometimes. Maybe a club like tennis could have several fundraisers if they have a big project looming. Have to be mindful of when CD's are due. Roger asked about policy of what HOA pays for, such as resurfacing. Yes, we have a policy.
 - There's 3 Rec Council Openings; one is a secretary.
 - Golf Advisory Board, met with Marshalls, advisory board and golf office to discuss Marshalls role to help with safety, etc. Will rewrite the golf rules in the next few weeks. Fantastic meeting reaching solutions. Chain of command is going to club first, not Trish. Gina is in charge of golf.
 - Going to shuffle, tennis and pickleball membership for feedback on their area. Nothing coming up this summer.
- Rules & Regulations presented by Claudia Mescher
 - Rules and Regs and Architecture needs to specify in both places that play pool, spas and hot tubs are not allowed whether temporary or permanent. Add the rule, remove immediately or it's a cat 1 violation: Apache Junction requires a fence around them. We don't allow fences and its unsightly. These new rules will be read at the next two meetings.
 - Susie is keeping track of questions that new homeowners have. Suggesting their meeting times are prior to the Working Session.
- Project Planning/Facilities Group presented by Carl Thoutt
 - New Charter being developed. Duties of this group was read and Carl will read this at the OBM. They could use 2 more members. Group would be very helpful to the clubs. They have 5 but need facility, math, technical, engineering background if possible. First meeting is Thursday.
 - Charter, Policies, Rename to Facilities Improvement
- Restaurant Ad Hoc presented by Jayne Tiffany
 - Lee is still very interested and understands RH won't pay to subsidize. Also, make it clear that Trish is not the contact for this restaurant. Questions, problems need to go to the committee. Lee wants to have Sunday brunch. The ad hoc committee may need to be a regular committee. We can advertise daily specials, but we need the info timely. Contract is being worked on.

New Business

- Code of Conduct presented by Assign to BOD
 - Dan read the requirements. Can't use Roadhaven name in unofficial areas. Submitted by a resident. Cindy will read at OBM.
- Confidentiality Agreements presented by Assign to BOD
 - Confidentiality Agreements: Everyone that volunteers need to agree to confidentiality. Don't share private information. There is a list of suggestions for this policy that Sherri read. Claudia will read at OBM.
- Nominations and Elections presented by Jayne Tiffany
 - Correction to have one policy for both Nominations and Elections since they are combined. Update Charter to say it's a Standing Committee, not a Service Committee. Board will need to approve any Charter changes. Discussed ballots need to be counted early so that Sarah can get information for Annual HOA. Ballot count needs to balance. There may be some provisional ballots that committee comes together to see if it's a valid or invalid ballot. Do we allow an observer to watch the ballot counting. Usually there is the Board Liaison and Board observer. Discuss this idea with Deb: Instead of no or 4 observers -one for each candidate, choose one person that all 4 candidates agree upon (for transparency) to quietly observe. Trish said there is a new jot form for a suggestion form on the committees page on the website regarding voting which would go to the committee chair.
 - Policy and procedures
 - Candidate Forum
 - No second forum will be scheduled. Format of forum needs to impress "no comment". If any policy changes, Deb needs to show it to the Board.
 - Ballot box
 - People aren't trusting the election process here. Hearsay. Jayne did not like the current ballot box that is utilized. Feel it is not secure. "Situation last year" "Told by 2 people that 2 people from the office were in the ballot box. " No one from the Nominations and Election Committee sent a request in writing to change the ballot box. This needs to be done. Jayne bought an official box and does not want to be reimbursed. Trish explained the ballot box procedure, how it's locked and put safely away.

Homeowner Open Forum (Three-minute limit per homeowner)

- Carla Schultz 1474. Is there a coordination of the 5-year plans by the Rec Council? The plans will be shared to everyone. Voting ends on March 18, shouldn't it be midnight? Our policy is 3:00. How many paper ballots expected to be returned? We average 60-70%.
- Sandra Perry 1510. Question on how we verify that only 1 vote per lot is allowed. Explained how Sarah cross references each vote and property. Asked how we know if the electronic vote really went thru. Maybe we should have 2 keys for the box with 2 people having access separately.

- 2275 Val Shehee: The ballot box just has one lock. Keeping integrity of voting. “ I physically witnessed someone getting into the box. Same people question the integrity of the electronic voting.” Trish explained that we use Election Buddy.
- 1014 Sherry Bruce. Wants the restaurant to succeed. Wants us to look at fundraisers so that they don’t compete with the restaurant. Talk to Lee about catering. We subsidize the other amenities, why not the restaurant. Tracey has a list of all events for next year. It’s income for our clubs and HOA. Trish has been very transparent with Lee.

Next Scheduled Working Session: March 11, 2025; 10:00AM in Dakota

Adjourn 11:45AM. Dan Border motioned for meeting to end.