

## **BOARD OF DIRECTORS WORKING SESSION**

**Tuesday, November 11, 2025**

**10:00 AM – Dakota Room**

### **MEETING MINUTES**

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**Attendance:** Sherri Stewart, Ron Sparks, Jayne Tiffany, Dan Borders, Larry Duchscherer, Cindy Weingart (Zoom)

**Management:** Trish Hoagland, Sarah Lindsay, Roger Sanchez

**In-person Guests:** 8

**Zoom Guests:** 1

**Call to Order** at 10AM by Sherri Stewart, President

#### **Introduction**

- Welcome home message will be presented by Sherri Stewart

**Financial Report** will be presented by Ron Sparks

- Accounting/ CFO presented by Roger Sanchez
  - The detailed financials will be ready by the Open Board meeting and will include the Audit, The Oct and prior months will be uploaded to the HOA portal.
  - Roger explained that every other year we have third party agency conduct a full audit and off set years they conduct a review. This year there was a full audit and although more detailed documentation needs to be implemented, Roadhaven accounting department was very prepared and now it is nice for audits moving forward.
    - Dan asked if delinquent accounts can be discussed and the collection process explained at the open board meeting
    - Roger said that the initial number of accounts were high, however after the 30-day notices were sent out, the delinquent accounts dramatically declined. Accounting monitors closely and follows procedures set in place.

**General Manager's Report** presented by Trish Hoagland

- Deferred Maintenance will include over the summer and upcoming – this topic will be on each monthly board meeting report
- Staffing updates– this topic will be on each monthly board meeting report
- Reserve Study

#### **Unfinished Business**

- None

#### **New Business**

- Written Consents presented by Sherri Stewart
  - Request to allocate funds for pool deck resurfacing
  - Change Order for additional work needed with resurfacing
  - Therapy Pool Repairs
  - Rec Hall South wall part I and II
- CC&R updates and discussion from resident requests presented by Larry Duchscherer
  - Petition signers increase 10% to 20%
    - Dan voiced concern on the amount and that the board should gather more input from residents to determine if the increase should be 15% or 20%. Suggested survey or polls to determine the best number.
    - With increase of information transparency, this should limit the wants and needs to initiate a petition.
  - Special Election guidelines to proceed to align with seasonal election
  - Seasonal Hours
    - Trish stated that the air is controlled in the Rec Hall all year long and has made no changes and had no implications to utility costs.
    - Summer residents who used the Rec Hall were very conscience of power and used sunlight in daytime to save from powered lighting.
- Policies and Procedures presented by Larry Duchscherer

## Drones

### ■ New policy

- HOA Fees defined, Restrictions, and Delinquency Actions
- Updating to remove the dollar amounts and state equal to one year's assessment

- HOA Policy: Clarification of Security Services and Resident Responsibilities

- Trish explained that security is responsible for access control and common security. Security staff members assisting residents is exposing them to liability. The staff love to help with groceries and non-medical assistance; however, it is financial and legal liability on Roadhaven HOA. The good citizen law is grey, so we need a defined policy to outline the responsibilities. Security are not medically trained. We cannot place in in bio-Hazard situations.
- Possible need to educate with one-page printed and stuffed in mailboxes as well as newsletters and discussed at meetings.

- Resort Rules presented by Larry Duchscherer

- Speeding
- Garbage

- Discussed selective enforcement for violations and lack of staff to watch cameras 24/7. Residents have vandalized the tarp covers and placing large items surrounding the bin which still leads to excess fees.
- 6 years ago, the pick up was once a month, now we are challenged with once a week not enough.
- the other bins are now being used for excess sized items, and we have just received a fine for \$225 for large branches.
- Next size bin larger also has 8-foot sides which is not reasonable
- Twice a week option will increase \$1400-1800 more a month

- Summer suggestions process through Rules and Regulations Committee-Open Meetings

- Street Parties have recently been brought up. How to control. We have a form for security, rules to keep one side of the street open for emergency vehicles, quiet hours to stop by 10PM. A suggestion is for parties with live bands to stay in common areas such as the phase I courtyard, this will create more noise for the surrounding houses. Form for host to be responsible for noise and traffic control? Deposit?
- We do not intend to stop street parties, introduce education on courtesy of neighbors, responsible of guests who become intoxicated.

- Bylaws presented by Sherri Stewart

- Housekeeping, standardizing, update names of committees, etc.
- Purpose of Bylaws and How They Differ from the Articles of Incorporation and CC&Rs'

- Emergency Preparedness Ad Hoc Committee presented by Jayne Tiffany

- Announcement of developing group then we can publish interest in Newsletter

- Board open office hours presented by Dan Borders

- Information from last season: 17 weeks, 22 participants, 13 repeats
  - Not wanting to stop entirely, just make a more productive use
  - Bi-weekly, week 1 is open office, week 3 is by appointment only

- Mailroom Policy Focus Group presented by Sherri Stewart

- Dec 4, 2025, 9-11AM
  - Staff members are not agents of the postal service. One stop drop. Must sign up to attend, will be in newsletter.

- Restaurant presented by Jayne Tiffany

- Open, Resident Liaisons, Facebook page
  - Invite liaisons to come speak

- Volunteer Coordinator presented by Sarah Lindsay

- Opportunities available, Contact Information

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

- 1521- Judy Brand-Concerns about the roll off dumpster can the bucket tractor pack it down? Trish responded that we already do. Judy inquired of motion sensor cameras. Trish stated they are, but it is still too much to monitor without a paid employee(s) to monitor 24/7. It is a high traffic area even with scaling parameters for cameras.



- 2285-Gisele Bann- Would the 1400-1800 broken down justify the cost for the amount of excess fees we are being charged? Trish will look into further.
- 1103-Donna Wommack- Expressed appreciation of the board members for their volunteerism also expressed she likes the petition percentage increasing to a higher amount.
- 1103- Kyle Wommack- Suggested a more defined rule of petitions addressing the language of procedures or actions to align with seasonal election procedures. Kyle also suggested additional signage near the roll off potentially an A-frame sign to state the rules and what cannot be placed in dumpster. Is bulk pick up once a month available by the waste company for Roadhaven?
- 1325 Sherri Thayer- This Saturday November 15th is hazard waste provided in Apache junction, drop off location.

**Next Scheduled Working Session:** December 9, 2025; 10:00AM in Dakota

Adjourn at 11:26AM by Dan Borders