



OPEN BOARD MEETING

Tuesday, November 18, 2025

10:00 AM - Recreation Hall

MEETING MINUTES

Attendance:

Board: Sherri Stewart, Carl Thoutt, Ron Sparks, Jayne Tiffany, Dan Borders, Larry Duchscherer, Cindy Weingart(zoom)

Management: Trish, Roger, Sarah, Gina

In-person: 192

Zoom: 24

Call to Order at 10:00AM by Sherri Stewart, President

Introduction presented by Sherri Stewart

- Welcome home message

General Manager's Report presented by Trish Hoagland

- Opening statement

- **Good morning everyone,** Welcome to Roadhaven's 43rd season — I'm glad to see you. Full disclosure, I have a lot to cover today, but I promise it's all important. This season is all about growth, progress, and continuing our commitment to open communication and transparency. But you play a key role in that, so I urge everyone to stay informed. Your Board and Committee members have a lot to work on this season and some tough decisions to make. It's important that our community operates on facts, not rumors — we don't have time for anything else.

My team and I will keep sharing updates at Tuesday Coffee Talk. Those mornings are packed with information and are a great way to stay connected.

We've added Zoom access as well; with only 100 virtual seats, so be an early Roadie if you prefer to watch from home. Just note that questions will need to happen in person so the team can stay focused on presenting.

Please also make a habit of checking the community website and portal. Both are your best resources for all things community related. And I don't know if you realized this, but all resident newsletters are on the website posted under "Resident News," so even if you miss or delete an email, the information is always there. We're providing plenty of ways to stay informed — meetings, Coffee Talk, the website, portal, newsletters — so please take advantage of them. All right, let's dive in. Today, I'll be covering our Reserve Study and Reserve Fund, Deferred Maintenance, and staffing updates.

- Deferred Maintenance

- **Deferred Maintenance - What We Found**
- As of now, I've identified \$3 million dollars in deferred maintenance across the community. That list is included with your agenda today, and for those on Zoom, copies are available in the Main Office and on the community Portal.
- I'm sharing it for full transparency and to put an end to rumors. What's on the list is what needs to be addressed.
- I first presented this information at the November 7th open Finance Committee meeting. The committee asked me to reorganize the list so that safety, liability, and end-of-useful-life items are prioritized. I'll be sharing that updated list with them at Friday's meeting.
- Once again, I strongly encourage you to attend Finance Committee meetings this season. Hearing the discussions firsthand will help you stay informed as your peers work through some important financial decisions. The more informed our community is, the stronger those conversations—and outcomes—will be.
- **Deferred Maintenance - Summer**
- This summer, we found ourselves in a unique position.
- Due to the water refund, staffing savings, and some favorable variances, we were able to begin addressing deferred maintenance items.
- They included:



- Emergency pump and electrical for the Phase I Lift Station.
- Phase I Pool Deck
- Therapy Pool resurface, deck and repairs
- Windows in Admin/ARC/Poker
- Surge Protection for Phase II Pool equipment
- Ice Maker Outside the Rec Hall
- Hospitality Mini Split
- Flooring in the Security Office
- Used Maintenance Cart
- Used Security Cart
- CAT System Phase II Spa - CAT stands for Chemical Automation Technologies controller. It is an automated system that monitors and maintains water chemistry; continuously testing water and adjusting chemicals in real time.
- Isolation Valves & Fire Hydrants - We had 12 valves and 1 fire hydrant replaced and were able to assess the rest, so we have a strategy moving forward.
- While that list may sound extensive, the reality is we still have a long way to go. This summer was just the beginning of catching up on deferred maintenance, and there's much more ahead as we continue investing in the long-term health of our community.
- **Deferred Maintenance - We Didn't Know About**
- Back to my example of things that don't show in the Reserve Study, and why the list you're seeing today needs to have just a little flexibility - the south exterior wall of the Rec Hall.
- Over the summer, we noticed that it started to take on a "melting" look, and cracks began forming in the columns along the west side near the planter area.
- To be safe, we brought in a structural engineer and a masonry contractor to assess the issue. They confirmed that water has caused significant damage over time due to the lack of proper moisture barrier in the areas where plants are watered.
- Work began yesterday and the estimated cost today is \$200k.
- Realistically, there will be more unknowns crop up, some assets will fail earlier than predicted, and we need to be ready. We need to make sure we are strategic in funding our Reserve Fund and in how we utilize it.
- I know this is a lot to take in, and it can be overwhelming to learn just how much has been deferred or temporarily patched over.
- I don't enjoy standing up here delivering this news—believe me. But part of my responsibility as your General Manager is to be transparent about what needs to be done and what it will cost.
- It's not my place to speculate or lay blame for the past,
- It's my job to show the present,
- So that we can strategize together for the future.
- Okay, I'm going to go ahead and move on to staffing updates.

- Staffing updates

- **Staffing Updates**

Let's start with Security.

Paula and Deb have stepped into leadership roles and supervise the team.

We filled some vacancies and welcomed Tom, Steve T., and Steve R.

In Golf Maintenance, we said goodbye to Jacob and welcomed Ryan to the team.

In Maintenance, we had a few changes,

Brian and PJ have moved on.

We're excited to welcome James back to the maintenance team.

In Architectural, because James has transitioned back to Maintenance to fill Brian's position, we've welcomed David R. into the Architectural role.

For our Work Campers, Jim and Susan Kimball have moved on,

and we're thrilled to welcome Steve and Vicki Crumley back for one more season with us.



If you remember, I made the decision not to hire an Assistant Manager. Instead, I divided those responsibilities and more among three of our current staff members, and I'd like to take a moment to introduce my management team.

Gina Gulla is our Community Finance and HR Manager.

She oversees accounting for the corporation, clubs, and Bingo, supervises the Golf Shop and serves as the liaison to the Golf Advisory Club.

She also serves as one of the liaisons to the Marketing Department and Activities Office. Gina manages human resources, office equipment purchasing, and internal IT ticketing.

Sarah Lindsay is our Community Resource and Engagement Manager.

She is the executive assistant to the Board and manages Board records.

She is the liaison for weekly newsletters and the website.

She provides administrative support for Clubs, Committees, and Volunteers.

She oversees Audio Visual and is one of the liaisons to Security and the Activities Office. She is also a Notary.

Susie Redmond is our Community Admin and Main Office Manager.

She leads Resident Relations in the Main Office and oversees the Mailroom.

She handles purchasing for supplies, merchandising in both the Golf Shop and Main Office, and provides administrative support for Home Sales.

Susie is also a liaison to the Housekeeping and Security Departments, and, like Sarah, she's a Notary.

I'm incredibly proud of them and our team in their entirety. Each team member wears many hats with grace and skill, going above and beyond every day to support our residents, each other and me. I absolutely could not do my job without them.

- Reserve Study

- **What Is a Reserve Study?**

A reserve study is a long-term planning tool that helps the HOA budget and save for major repairs and replacements of community assets — like roofs, pools, and roads — so we can avoid unexpected costs. It's completed every 5 years and outlines a 20-year plan.

- **What Is the Purpose of a Reserve Study?**

Identify all common-area assets.

Estimate each asset's remaining useful life.

Determine current and future replacement costs.

Recommend how much the HOA should set aside in reserves to cover those expenses.

What Are the Benefits of a Reserve Study?

Helps prevent sudden large fees for homeowners.

Ensures assets are maintained and replaced on schedule.

Provides transparency and planning guidance for the Finance Committee, Board, and community.

How Much Should Be in the Reserve Fund?

Our 2023 Reserve Study shows that if we continue funding as we have been and draw down for maintenance as we should be, we're projected to face a multi-million-dollar deficit by year 20.

Because the recommendations from the 2017 and 2023 studies were never fully implemented, we don't yet have a precise figure for that shortfall — that's what we're working to determine now.

Also, some issues fall outside what the Reserve Study covers, such as the south exterior wall of the Rec Hall — which I'll discuss shortly.

- **Why am I talking about this?**

Because over the past seven months, I've gone through our 2017 and 2023 Reserve Studies line by line to determine what's been completed, what's missing, what's still outstanding, and whether we're funding our reserves appropriately.

What I discovered has been revealing, and it's important that you understand not only what has been deferred, but what it means for our community's future.



We have major decisions ahead, and the only way forward is to work together — openly, strategically, and with a clear understanding of the facts.

Financial Report presented by Ron Sparks

Arizona's #1 55+ Community

Accounting/CFO presented by Roger Sanchez

○ Summer Projects

PROJECT	BUDGET	SPENT	BALANCE
Valley Gutter repair	15,000	33,000	(18,000)
Flooring Apache Building, ARC, Security, Poker	36,000	33,551	2,449
Resurface Phase I Large Pool PebbleTec	35,636	46,166	(10,530)
Resurface Phase I Small Pool PebbleTec	15,629	15,629	-
Resurface Phase I Spa PebbleTec Job	8,343	8,343	-
Phase II Pool Fence Weld	8,000	6,548	1,452
Phase II Pool Fence Paint	7,000	4,268	2,732
Rec Hall and Admin Double Doors	20,000	20,000	(0)
10-ton Heat Pump to replace #6 on Rec Hall	23,500	23,500	-
5-ton Carrier Heat Pump to replace #5 on Rec Hall	9,980	9,980	-
4-ton Carrier Heat Pump to replace Fitness	8,650	8,650	-
Mini-Split - Rec Hall (Activities Office)	5,800	10,457	(4,657)
Fairway Mower	30,000	30,000	-
Golf Course Vacuum	20,000	20,000	-
Salt Cell System Phase II spa	9,000	8,042	958
Contingency	35,000	-	35,000
TOTAL	287,538	278,135	9,403

- Summer Projects
- Fiscal Year 25 Audit Summary
- Where the money came from
 - Most comes from homeowner assessments.
 - Also from golf, activities, and a water refund.
 - We also earn small revenue from CenturyLink
- Where was the money spent
 - Total expenses: \$3.98 million.
 - Largest costs: staff, utilities, maintenance.
 - Other spending supports golf, activities, and daily operations.
 - Nothing unusual or unexpected in spending.
- Did we Lose money?
 - On paper: a \$226K operating loss.
 - In reality: only a small \$16K decrease.
 - This is due to normal accounting transfers for capital projects.
 - End result: a stable, healthy Operating Fund.
- The Bottom line
 - Roadhaven is financially strong.
 - The Operating Fund is healthy and well-managed.
- October 2025 Financials
- Overall results
 - Prior October: (\$2,132)
 - Current October: (\$16,662)
 - Higher expenses created a larger deficit despite strong income.
- Income Year-over-year increase
 - Income increased by +\$17,473
 - Assessments: +\$18,205
 - Activities: +\$2,469
 - Advertising: +\$1,020
 - Revenue was strong—this month was not a revenue issue.
- Maintenance Costs)Largest Change)
 - Up +\$26,485 from last October.
 - Building, equipment, and pool repairs significantly higher.
 - Golf irrigation & grounds work also increased.
- General and Administrative
 - Up +\$8,360 year-over-year.



- Contract labor, bank fees, office materials and property tax timing contributed
- Payroll and Utilities

- Payroll remained flat (\$528).
- Utilities decreased by (\$2,968).

- Both categories were well-controlled this year.

- What homeowners should know

- Income was stronger than last year.
- Higher expenses were driven by necessary repairs.
- No signs of long-term financial concerns.
- Monthly variances like this are normal and often timing related.

Unfinished Business – No unfinished business

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

- During the summer months, when Board of Directors members are not on the property, the Board may use *written consents* to conduct necessary business.

A written consent is a formal document that allows board members to review, discuss, and approve an action remotely without holding an in-person meeting. When majority decisions and signatures are collected, the action is considered officially approved, just as if it were done in a regular board meeting. This Summer we had the following written consent forms:

Roadhaven Resort Board of Directors have the authority to approve to allocate funds from payroll and utilities for the pool deck resurfacing in the amount of \$155,654.00 and an additional \$23,455.00 to extend the acrylic lace into the courtyard. Total allocation is \$179,109.00.

Roadhaven Resort Board of Directors have the authority to approve to allocate funds from payroll and utilities for additional work to be added to the Phase I pool resurfacing project through a change order for CDC pools in the amount of \$10,530.00.

Roadhaven Resort Board of Directors have the authority to approve to allocate funds from unused payroll and utilities for installation of 21 deck anchors (\$2,625.00) and an additional 50 feet of deco drain (\$2,900.00) for the therapy pool at a total cost of \$5,525.00.

Roadhaven Board of Directors acknowledged that the Rec Hall south wall repair investigation is imperative to understand the extensive nature of damage and will cost \$9600.00 plus \$4,800.00 for a total of \$14,400.00.

Roadhaven Board of Directors acknowledged that the Rec Hall south wall repairs to be completed by Hobbs Masonry for a total cost of \$168,453.00 and to acknowledge that Gervasio will be providing structural shoring and drawings on the scope to repair work for total cost not to exceed \$26,000.00

- CC&R updates and discussion from resident requests presented by Larry Duchscherer

- Petition signers increase 10% to 20%
- Special Election guidelines to proceed to align with seasonal election
- Seasonal Hours

- Over the summer, the Board received several suggestions and requests submitted through the Rule Change Form on the Rules and Regulations Committee webpage. We also received multiple CC&R change requests from residents.

The CC&R requests we received include:

Increasing the Petition Signer Requirement from the current 100 lot owner signatures to 20% (212 lot owner signatures).

Updating the special election process so it aligns with our regular March seasonal election timeline . Allowing year-round usage of the Rec Hall instead of limiting it to seasonal hours.



ROADHAVEN RESORT

Arizona's Premier 55+ Community

The Board is currently reviewing these requests through working sessions, Board meetings, committees, and appropriate departments to gather complete and accurate information.

All three resident requests will also be reviewed by the Rules and Regulations Committee to confirm there are no contradictions within our Governing Documents. Once all information is compiled, and if a request is determined to have a strong rationale that supports the best interest of Roadhaven, it will be placed on the March ballot. We plan to discuss the next steps in the December Working Session.

- Policies and Procedures presented by Larry Duchscherer

- Drones
- HOA Fees defined, Restrictions, and Delinquency Actions
- HOA Policy: Clarification of Security Services and Resident Responsibilities

- The following Policies have been created and reviewed for updates:

The created HOA's Drone Policy ensures safety, privacy, and peaceful enjoyment in the community by requiring all drone operators to follow federal, state, and local laws, respect residents' privacy, and comply with rules such as quiet hours, registration, and approved flight areas. Violations may result in warnings, fines, or loss of drone privileges, while limited commercial or emergency use may be permitted with proper authorization.

The HOA Fees, Restrictions, and Delinquency Actions policy was updated to remove the specific annual assessment amount and replace it with the phrase "equal to one year's annual assessment" for clarity and consistency.

The **HOA Policy: Clarification of Security Services and Resident Responsibilities** was created to outline the limits of security and patrol staff duties, ensuring their safety and reducing liability. Staff are **not medically trained, cannot provide daily personal assistance, and cannot carry groceries or heavy items into residents' homes**, but they **know the proper protocols to coordinate with local emergency services** when needed.

- ***motion to approve*** *The following policies: Drones, HOA Fees defined, Restrictions, and Delinquency Actions, and HOA Policy: Clarification of Security Services and Resident Responsibilities? Dan Boarders made the first motion. Ron Sparks made the second motion. All in favor. Motion approved.*

- Resort Rules presented by Larry Duchscherer

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

- We continue to hear concerns from residents about rules being broken, especially regarding **speeding** and **garbage**. These are important issues, and we all need to follow the rules to keep our community safe and enjoyable.

Speeding: Each summer, staff work hard to maintain and improve our resort, including hiring a contractor to restripe the streets. These markings, along with stop signs and yield signs, are there to help everyone follow the rules. Unfortunately, many are not stopping, yielding, or staying in their lanes. In November, there has already been **one reported accident** and many near misses. Another 55+ HOA in our network recently had a **fatal accident**. To prevent tragedy, please **slow down** and follow all street rules—for cars, golf carts, bicycles, and even walkers.

Garbage: Our roll-off bin is emptied every Monday, but it often fills up too quickly. Overfilling, cutting the tarp, or placing items around the bin can result in **extra fees**—last week we were charged \$225 for improperly disposed items. We are exploring solutions, such as more pickups or better education about what and when to dispose of items. In the meantime, please **do not overfill the bin** and consider taking large items to donation centers to help keep our community safe and clean.

All summer **rule change requests** have been sent to the Rules and Regulations Committee for review. I will provide updates in my Board Liaison report.

- Bylaws presented by Sherri Stewart

- Housekeeping, standardizing, update names of committees, etc.

What is the purpose of the bylaws and how they are different than AOI and CCRs

- In a 55+ HOA planned community, the **Articles of Incorporation** are the legal papers filed with the state to officially create the HOA as a nonprofit corporation. The **Bylaws** are the HOA's internal rules for how it is run, including how the board is elected, how meetings are held, and how decisions are made. The **CCRs (Covenants, Conditions, and Restrictions)** are the rules that govern what homeowners can and cannot do with their property, such as maintenance, architectural changes, or use of common areas. In short, the Articles make the HOA a legal entity, the Bylaws explain how the HOA operates, and the CCRs set the rules for homeowners to follow in the community.

The **Bylaws should be reviewed regularly** by the Board of Directors to make housekeeping updates, such as standardizing language, updating committee names, and ensuring consistency. They will also be checked to make sure they align with all other governing documents and avoid any discrepancies.

- Emergency Preparedness Ad Hoc Committee presented by Jayne Tiffany
 - An **Emergency Preparedness ad hoc group** is a **temporary team formed to plan, prepare, and coordinate strategies for handling emergencies** in a community. Unlike standing committees, it's created for a specific purpose—such as developing safety plans, identifying risks, organizing training, or improving communication during emergencies. Once the group's objectives are met, it may disband or be re-evaluated. In short, it's a **focused, short-term group of volunteers or experts working to make the community safer and ready for emergencies**. Be part of a team that helps **keep our community safe and ready for any emergency**. Share ideas, plan strategies, and make a real difference. If you have experience, interest, or a passion for safety, **sign up today and help protect our neighbors and homes!** If interested, scan the code or email Sarah at roadhavencrem@roadhaven.com to sign up
- Board Liaison Reports presented by All Board Members
 - Nominations and Elections presented by Sherri Stewart
 - The Nominations and Elections Committee met on November 13, 2025, with 5 committee members and 2 staff attending. They reviewed the committee charter, discussed potential Board candidates, and planned the election schedule to avoid conflicts with St. Patrick's Day and ensure new members participate in key sessions. Topics also included election signage rules for renters, questions for the candidate forum, ballot observer policies, and encouraging electronic voting. The Board Liaison will provide the committee with next year's election schedule and options for contacting residents not signed up for electronic voting. No follow-up issues from guests were reported.
 - Finance Committee presented by Ron Sparks
 - The Finance Committee met on November 7, 2025, with 5 committee members, 11 staff, and 30 guests attending. Topics included resort updates and deferred maintenance, potential special assessments, pickleball expansion, inventory audit process, annual audit planning, capital reserves, land acquisition review, and upcoming Rec Council requests. Guests asked questions about special assessments and reserve funds. No items require board action at this time.
 - Rec Council presented by Dan Borders
 - The Rec Council met on November 10, 2025, with 6 committee members, 6 staff, and 21 guests attending. Topics included new accounting procedures, financial reporting to clubs, updated documentation and forms for fundraisers, check request requirements, brochure updates, tournament planning, The five-year club plans are on track for Dec 1. The Board Liaison reported that club funds total \$266,423, facilities expansion is moving forward with Finance and Facilities Committees, and a Club Open House is scheduled for January 14, 2026. No follow-up is needed from the board at this time.
 - Rules and Regulations presented by Larry Duchscherer
 - At the November 12, 2025 Rules and Regulations Committee meeting, key topics included requiring minors to be accompanied by adult resident while golfing, owner responsibility for landscaping after utility repairs, classifying ATVs/side-by-sides as golf carts with limits to the parking rules, and



ROADHAVEN RESORT

Arizona's Premier ~~Justification~~

reviewing fines (proposed increase from \$15 to \$50). The committee also discussed defining weeds and checking trailer length regulations with the ARC. No items require board action at this time

- Board open office hours presented by Dan Borders

Arizona's Premier ~~Justification~~ from last season 17 weeks, 22 participants, 13 repeats

- During the 2024–2025 season, only 22 residents (2.08% of 1,060) attended board office hours over 17 weeks. To keep this opportunity available while being efficient, we propose offering office hours twice a month on Wednesdays from 8–10 AM. The first Wednesday will be open for drop-ins, and the third Wednesday will be by appointment only. To schedule, email board@roadhaven.com

If no appointments are made for the 3rd Wednesday of the month office hours, the office will be closed and not available. The deadline to schedule appointments for these weeks will be the Monday by 3PM.

This open office hours schedule will start January 2026.

Open for drop-ins on Jan 7

Appointment deadlines by 3PM Jan 19th

Scheduled appointment office hours Jan 21

- Mailroom Policy Focus Group presented by Sherri Stewart

- Dec 4, 2025, 9–11AM

- The Board is forming a **Mailroom Policy Focus Group** to hear feedback from homeowners and renters. This group will help the Board better understand residents' needs while reviewing mailroom procedures.

Meeting Date: December 4, 2025 **Time:** 9–11AM

If you'd like to speak or share input, please submit a written request in advance through the **Mailroom Policy Focus Group form**.

This session will be led by two Board Members and joined by **Mary from the Mailroom, Susie from the Office, and Sarah** as note-taker. Thank you for helping to make our community even better!

The suggestion and sign-up form was in Friday's Newsletter and can be found on the Resident News page pf the website.

- Restaurant presented by Jayne Tiffany

- Open, Resident Liaisons, Facebook page presented by Jeff Pasker

- Sherri Stewart introduced Jeff Pasker who then stated how he is a resident that connects residents, Roadhaven staff and the restaurant as a middle party. Jeff went over the hours of operation and dinner specials for the week. Jeff announced that Sunday brunch is discontinued and will start in January 2026 when higher occupancy is in the resort.

- Volunteer Coordinator presented by Sarah Lindsay

- Opportunities available, Contact Information

- Volunteers are essential to help with everyday operations and keep staffing costs reasonable. Last season, Pati Sherffius stepped up as our Volunteer Coordinator and has done an amazing job organizing roles, making calls, sending emails, and keeping everyone informed.

If you want to get involved, visit our newly created volunteer page on our website to see available roles, vacancies, and contacts. Not sure where you fit in? No problem—call or email Pati, and she'll help you find the right spot.

Volunteering strengthens our community—join us and make a difference!

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

- 1108-Al Levitre

- Questioned the rationale of the resident who submitted the CC&R update to increase the petition signature requirements to doubled the current amounts. Sherri responded that this is a resident request, all CCR submissions are evaluated and taken under consideration. Al asked if it was one persons request, Sherri clarified it was two.
- If Roadhaven has 3.1million dollars of deferred maintenance work, why is the pickleball expansion being discussed or considered to proceed. Dan explained the process for Club expansion process and that the request has traveled through Rec Council and is currently being evaluated by Finance Committee and Facilities



and improvements. The process has not reached the Board at this point, currently the club request is going through information gathering, not a vote.

1640- Gary Dunlop

The speed tracking sign is blocked by a plant on Zuni. Trish informed that there has been a work order submitted for this.

2220- Bob Clark

- Are we using the cameras in the garbage areas so the individuals can get violations when they dump when we have overfilled bins? Trish responded the selective enforcement concerns and lack of staff to watch cameras.

1103- Kyle Wommack

- Speed signs are not effective. Drivers on bikes, carts, cars are speeding. We all just need to slow down to keep ourselves and others safe.

2040- Cheryl Caldwell

- Question on Valley Gutters, why is this reflecting \$100,000 over budget? Trish confirmed this was not the case.

1644- Barry Baumgardner

- How many fines will we have to pay in order for people to use the trash cans correctly? The wrong items are also being placed in the wrong bins, an example is that a tire and rim were placed in the household garbage bin.

1234- Shelly Sullivan

- Computer Club is offering a class tomorrow and will be presented by Gina to learn how to use and navigate the HOA portal, Enumerate. Then the following day Claudia will be teaching on how to use and navigate the Roadhaven website.

2065- Carol Adamski

- Why are the street sweepers no longer following the schedule? They are coming at different times of day, not on scheduled days. Bob answered that he used to volunteer as a street sweeper, they generally have a schedule however it is all volunteerism, so it is not a set or certain schedule. The volunteers will take sections of the resort.
- Which board members are leaving this year? Sherri stated that the three terms to end are Carl, Dan, and Jayne. They are all eligible to re-run for next term.

1643- Steve Charlton

- Is it true that Trish passed on Steve's salary? Sherri said that employee salaries cannot be disclosed.

1067- Debi Tester

- Announcement for Nominations and Elections Committee. If interested to run for the Board, please contact Sarah in the main office or a member of the committee, Debi stated she is the chair of the committee and once a person has interest, they will need to complete paperwork, background check, and an interview. January 2nd is the deadline.

2375- Lisa Rouse

- Is the restaurant meeting the set expectations so far? What is the reality status? Jeff said that October was rough and decreased attendance. Jeff has a scheduled meeting today with operator and will learn more of the status.

1026- Bob Bordun

- Question on the tragic accident that happened to the back wall over the summer. How was the damage paid for? Trish said it was a total of \$26,000 and was covered by the deceased's insurance.

1516- Roger Langer

- Is there a landscaping committee for the resort? He has a golf course view, and a bush is in the view and would like it removed. The answer provided was that the bush is not a bush, it is regrowth of the tree that has been there. Concerns can be submitted through a work order and then can be reviewed.

1048 Ruth Peterson

- Asked if the meetings are being recorded. It was confirmed that they are not recorded, they are noted by Sarah who takes hand written meeting notes.



Also, it is said that volunteers or those that want to volunteer are required to complete a confidentiality agreement.

• **1588- Daniel Pakes**

On the Pickleball expansion, the board should make the decision to override the process in place. They should be able to step in and shut down in situations like this.

• **1080- Jan Busse**

○ Suggested that at the Board Meetings, the board members should be the ones to answer questions during the open forum. It is to no disrespect to Bob as moderator, it would just be most appropriate for board to respond in this meeting.

• **2093- Bob Burda**

○ Mentioned at the Town Hall and I would like to mention again, that all residents here are adults. We need to follow the rules. And why do we have so much trash that we waste in the bins? Do your part and donate if you can, Do not hog up the bins or put the wrong items in the bins.

• **2075- Val Sheehy**

○ 3.1million deferred maintenance is being talked about, ethically we should not even look to consider the pickleball expansion. We need to take care of the resort and the structural repairs before entertainment and sport courts.

Next Meeting: December 16, 2025, 10AM in the Rec Hall

Adjourn by Dan Borders at 11:35AM

Outstanding Deferred Maintenance

(this list was printed on the back of the agenda and handed out in person, uploaded to the HOA portal, and copies available in the main office)

Outstanding Deferred Maintenance
Isolation Valves
Fire hydrant Rebuilding
Network Switches
Phase I Aquatic Building Moisture Barrier
Golf Course Irrigation Timers
Salt Cell System Phase II
Phase I and Phase II sand filters
Condenser Rec Hall Ice Machine
Heat Pumps, Gas Packs, Mini Splits
Reseal Streets
Boom Lift
Additional Pump and Plumbing to for Phase I Skimmer
Concrete Repairs -Common Areas/Canal
Lake Liner
Concrete for Lake
Exterior Paint Common Area Buildings
Windows and Screens
Aerator Golf Course
Greens Mower
Phase II Pool/Spa Pebble Tec



Phase II Deck
Block Wall Assessment
Spray Tank for Golf Course
Water Fountain Replacement
Culvert Repairs
Seed Spreader
Interior Paint
Woodshop Breezeway Roof Work
Tee Box Screen Replacement
Flooring - Carpet/Vinyl
Bridge Structural Evaluations
Golf Carts
Restaurant Equipment
Camera Replacement/Installation
Contingency
Total \$3,069,050