



BOARD OF DIRECTORS WORKING SESSION

Tuesday, December 9, 2025

10:00 AM – Dakota Room

MEETING MINUTES

Attendance: Sherri Stewart, Carl Thoutt, Cindy Weingart, Ron Sparks, Jayne Tiffany, Dan Borders, Larry Duchscherer

Management: Trish Hogland, Roger Sanchez, Gina Gulla, Sarah Lindsay

In-person guests: 22

Zoom: 7

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

Approval of Minutes (November 11th, 2025) presented by Sherri Stewart

- First motioned Ron Sparks, second by Carl Thoutt, motion carried

Roadhaven Manager's Report presented by Trish Hoagland

- General Updates
 - Maintenance department lock down- the maintenance department works for the corporation, not for the residents needs for daily labor work.
 - Working Session vs Open Board Meeting- explaining the differences and purposes
 - Sherri asked Trish if she can touch base of the use of Roadhaven Truck and Trailer which led to the conversation of the Truck is limited to selected employed drivers and three clubs are granted permission to using the truck with conditions. The driver must be an employee of Roadhaven that is permitted to drive under the Roadhaven insurance policy. The clubs will need to load and unload the truck and/or trailer. The clubs will pay a \$50.00 fee per usage to apply towards gas and maintenance on the vehicle. The clubs permitted are Softball, Bocce, and Woodshop and must reserve two weeks prior.

Financial Report presented by Ron Sparks

- Accounting/ CFO presented by Roger Sanchez
 - Roger provided an audit update and is now waiting on the tax return. Then he explained that taxes paid is on the income, no assessments, just merchandise and interest income.
 - Ron said that he has nothing specifics to report at this meeting and come the board meeting he will have information to report on the monthly financials as they will be prepared in time.

Unfinished Business

- Emergency Preparedness Ad Hoc presented by Carl Thoutt
 - Years prior a plan was established, however it is very brief as an overview and not many details. This plan should be comprehensive and relevant. The plan will need to consider CDC, Crisis, communication channels, accessible. Management, Board members, and residents need to provide input. It would be ideal to complete the plan and have a magnet printed to hand out for residents to have with easy access and to be knowledgeable information.
 - The group has no current volunteers so Carl will work with Sarah to advertise in the newsletter and at Coffee and Donuts
- Mailroom Policy Focus Group presented by Sherri Stewart

- Dec 4th we held a focus group that consisted of 3 residents, 2 of which signed up, 1 was invited who initiated the need for the group meeting, 2 board members- Sherri and Larry, Susie, Mary, and Sarah from the Main office. The purpose was to review the current procedures and to make appropriate updates to make relevant to the USPS policies and standard operating procedures for the mailroom staff.
- CC&R suggestions for Ballot (This was added during the meeting by Larry)
 - Petition signatures is currently at 100 signers, commonly referred to as rounded at 10% to 20% equals 212 signers. The board had discussion of how to determine what will be placed on the ballot. Should the ballot have options of 10, 15, and 20 or yes and no questions. It was determined to have written very clearly for the explanation; the yes and no will be better for the counting process to decrease complex counting with multiple votes to action that will be included in the ballot.
 - Special Election schedule alignment will be a separate vote on action to have a detailed explanation when a petition has been presented, the carrying out motion for the election will align with the seasonal election schedule to decrease the cost accruals and be financially responsible for the HOA.
 - Seasonal Hours will be the final CC&R vote to action to determine if the Rec Hall can be allowed for year-round resident usage as a common area. In addition, the Main Office will be removed from the Seasonal Resort hours.

New Business

- Finance Committee Sub Group presented by Ron Sparks
 - One way or another “donations”
 - This will be deferred to January 2026 and will not be on the Open Board meeting Agenda in December
 - Special Assessment Recommendations
 - The finance Committee recommended to the Board of a Special Assessment of 3.18 million dollars which is broken down to \$1,000.00 per property per year, for 3 years. If any excess funds would be allocated to the reserve fund. In addition, if the funds are under the amount required, the reserve fund will be used to cover the shortfall. Contingency funds have been added to this figure as stated above.
 - January, February, and March will allow the opportunity to present. The verbiage will be determined and will be announced in all meetings and communication channels.
- Rules and Regulations presented by Larry Duchscherer
 - Garbage Monitoring Ad Hoc -Sub Group
 - This group is not active at this time; management is monitoring the garbage and known residents are watching and helping educate others about overfilling.
 - Privacy Fences Evaluation
 - The board discussed a few examples of the non-compliant fence types. After discussion, the board voiced the agreement to stay to the current rules of the 3 foot, temporary. Not to be up when a resident is not home.
 - Pavers and Easements

- The discussion of the pavers and easers was questioned with utilities under park models in few areas. The discussion led to if these needs to be addressed then the HOA would be responsible to repair the concrete repair or replacement, if the utilities is in easement or PUE then the resident is responsible to replace the pavers.
- Board Liaison Reports presented by All Board Members
 - Facilities and Improvement presented by Carl Thoutt
 - Board Liaison report will be presented at the Open Board Meeting
 - The Chairman was approved by the committee and will be reviewed and voted on at the board meeting
 - Finance presented by Ron Sparks
 - Board Liaison report will be presented at the Open Board Meeting
 - Very high overview as all board were involved, the committee took a resort tour to see the deferred maintenance.
 - Pickleball expansion recommendation forwarded to the Board
 - Sub group deferred to January
 - 3.18 special assessment motion carried
 - Operation budget reflecting 4-5% increase, not final, which provides 5 million to go to reserves by 2030.
 - 5-year plans received by Rec Council
 - Rules and Regulations presented by Larry Duchscherer
 - Board Liaison report will be presented at the Open Board Meeting
 - Sherri asked if the Rules and Regulations and Architectural Rules should be combined, discussion took place that resulted in keeping separate
 - Nominations and Elections presented by Sherri Stewart/Cindy Weingart
 - Board Liaison report will be presented at the Open Board Meeting
 - 3 terms ending
 - Signs- elections- in renters yards are not able to be restricted
 - Rec Council presented by Dan Borders
 - Board Liaison report will be presented at the Open Board Meeting
 - Golf Advisory presented by Dan Borders
 - Board Liaison report will be presented at the Open Board Meeting
- Zoom presented by Sarah Lindsay
 - Streamlining Accounts and Access
 - Reducing the Committee account and next season setting up all meetings as single sign-in
- Water Dispensers presented by Sherri Stewart
 - Defer to January
- Pickleball Expansion presented by Sherri Stewart
 - Collective Recommendation Reviewal
 - Rec Council, Finance, Facilities and Improvement
 - The board reviewed the synopsis of all committees and had a lot of discussion. There was a lot of discussion on the deferred maintenance this year, and it is not the year. It is recommended to partner with Tennis to share the court.

- Each member provided input and all members voiced that this request should be denied at this time.

Homeowner Open Forum (Three-minute limit per homeowner)

- 1503- Lisa Jackels- confirmed the tennis courts are impeding into pickleball and not into the street
- 1214- Rick Strain- The restaurant asked for money, is this correct?
 - Roger Sanchez responded that they have asked and additional research is being worked on, and it is not a final request at this time.
- 2275- Val Sheehy- Voiced concerns of the subsidy to the restaurant as at the end of last season the expectation was not having funds taken from the HOA, so now that we are going forward why is this being entertained?
 - Sherri responded that all departments and areas of the resort are questioned with what are the wants? This includes departments of employees, vendors, clubs, and all the data will be evaluated.
 - For the deferred maintenance, when will full details be provided to the residents?
 - Trish responded that the community has 24 more meetings to address this. It was provided last year and will be provided again this year.
 - Pickleball, if the funds are not available and they cannot share courts, why is this being addressed.
 - Dan stated that the process is in place for all clubs to process through the expansion procedures and it is right to continue through the process. It is the boards decision to gather the information and make a determining fact on the viability and how to proceed.
- 1214- Marilyn Strain- Does Roadhaven or the Restaurant vendor pay for utilities used?
 - Trish responded that Roadhaven pays for the utilities used for the building. This is not solely for the restaurant, it includes the cardroom and library, pool, yuma room, restrooms and showers.
- 1580- Dana Rogers- Is the subsidy in the operational costs?
 - Roger Sanchez confirmed as a yes.
- 2341- Les Pierce- Rumors are going around that there is a charge of 3.1 million dollars, what is this for?
 - Trish educated and revisited that this has been addressed all summer and at all the board meetings so far, the finance meetings, Coffee and donuts. We have deferred maintenance dating back to 2017.
- 1214- Rick Strain- Thank you for answering many questions. Suggesting to the board to be careful on verbiage of needs vs wants.
- 1503- Lisa Jackels- Thank you to the board for all the work dedicated. It will be best to bring the information for votes on action to the ground. Many people do not attend the meetings, do not stay up to date with the communication and do not understand the Special Assessment reasoning. It would be best to ease the wording to easy-to-understand language. The board and Management should look to build an “army of educators” and hold groups or classes to get the clarification out, possible handouts? It will take work to get the majority buy in.

Next Scheduled Working Session: January 13, 2026; 10:00AM in Dakota



Adjourn [motion to approve]

- Dan adjourned at 1:10PM