



OPEN BOARD MEETING
Tuesday, December 16, 2025
10:00 AM - Recreation Hall
MEETING MINUTES

Call to Order by Sherri Stewart, President at 10:01AM

Approval of Minutes presented by Sherri Stewart

- Open Board Meeting November 18, 2025
 - First motion to approve minutes from Nov 18, 2025 was Ron, second by Dan. All in favor. Motion carried.

Roadhaven Manager's Report presented by Trish Hoagland

- General Updates
 - Thank you for your ongoing participation at Coffee Talk, committee meetings, and Board meetings. Attendance has grown across the board, and that tells me you care about staying informed and focusing on facts rather than rumors. Today, I'll be talking about our Maintenance Department, our Board and Committee members, Working Sessions, and the Deferred Maintenance list.
- **Maintenance Department**
 - As part of our commitment to open communication and transparency, I want to address a practice that developed over time and that we're now working to clarify. Recently, a resident asked me, "Why have you locked down the maintenance yard and taken everything away from us? We can't get tools, borrow the truck and trailer, or get maintenance staff to help us fix things —why?" I want to be clear: keeping residents out of the maintenance area and limiting staff access, tool and vehicle lending isn't about restricting anyone. It's about liability, safety, protecting the Association's assets, reducing liability, and allowing our staff to work efficiently. These practices exist to protect both residents and the community as a whole. HOA tools, vehicles, trailers, and maintenance areas, and staff are dedicated to keeping our shared property in good condition. Using them for personal projects—or entering areas that are not open to residents—can unintentionally create liability and safety risks, slow down work, and add unnecessary costs. If you need a tool, please check the garden shed or reach out to a neighbor who may be able to help. We also kindly ask that residents avoid entering the maintenance yard and, if the gate is closed, please don't bang on it or yell through it and interrupt staff while they are working. Our maintenance team is here to care for the community and giving them the space to do their jobs helps ensure everything runs safely and smoothly for everyone.
- **Board and Committee Members**
 - I'd like to take a moment to speak about your volunteer Board members and Committee members. The people who dedicate countless hours to keep this community moving forward. Their work can be difficult, and often times, it's thankless. But they continue to show up because they care about this resort. It's also important to remember that these volunteers are not separate from the community; they *are* part of the community. The decisions they make affect them just as much as everyone else. They experience the same challenges, frustrations, and impacts that come with those decisions. And I'll let you in on a little secret: they're human. They're doing their best, and like any of us, they can make mistakes. What matters is their intent, their effort, and their commitment to doing what they believe is best for this resort. So, I'm asking all of us to extend kindness, patience, and respect. A supportive environment not only helps our current volunteers—it encourages others to step up in the future.
- **Working Sessions vs Board Meetings**
 - I often hear comments like, "Something shady is going on. Board members don't discuss anything before they vote at the Board meetings—that must mean they're deciding things behind our backs." I promise you: they aren't. In fact, the Board is doing exactly what they're supposed to do—and guess what, they're doing it openly. A week before every Board Meeting, the Board holds a Working Session in the Dakota Room, which is open to the public. This is where Board members talk through board meeting



agenda items, ask questions, explore options, and gather the information they need. It's their workshop—a place for discussion, planning, and problem-solving. Often, these discussions begin in committee meetings—for example, when a committee recommends changes or brings forward an issue that requires Board review. The Working Session gives the Board the time and space to understand these recommendations fully before they vote on them. No motions are made, and no decisions are finalized at a Working Session. It's pure preparation so that when the Board Meeting comes, they're informed, ready, and able to vote efficiently. This is why I keep encouraging residents to attend all meetings because there's a method and purpose behind everyone. Each meeting builds on the last, community business and committee business feed into board working sessions, which prepare the Board for official votes at Board Meetings. This flow ensures we stay organized, address issues thoughtfully, and remain in compliance with HOA governance requirements. Attending helps you see how decisions are made, how discussions connect, and how the HOA operates as a whole, rather than in isolated pieces. You'll find the meeting schedules on pages 12 and 14 of your resident directory and on the Board of Directors page of the website.

- **Deferred Maintenance**

- The final, prioritized deferred maintenance list was submitted to the Finance Committee on December 5th and is included on the back of your agenda. Based on that list, the Finance Committee has recommended a special assessment to the Board, not to exceed \$3.18 million. Ron will discuss the details of this recommendation shortly. Following last year's practice, the Finance Committee will host Town Hall meetings in January, February, and March. These meetings will cover the projected operating budget for the coming fiscal year and the deferred maintenance projects that would be covered if the special assessment is approved. We are currently preparing a PowerPoint presentation and a project overview document, which will be added to the community portal and sent to you via email prior to the first Town Hall. Thank you for your patience while we finish preparing that for you.

Financial Report presented by Roger Sanchez

- Accounting/ CFO



NOV 2025 FINANCIAL
SNAPSHOT

Payroll & Utilities

- Payroll normal year to year up \$8,100.
- Utilities changed by \$163,847.
- FY25 had a **credit adjustment**, making last year artificially low

NOV 2025 FINANCIAL
SNAPSHOT

What Homeowners Should
Know

- Utilities and maintenance are the **major contributors** to higher expenses over last year.
- Payroll and utilities remain **under budget**, partially offsetting higher maintenance costs.
- YTD operational spending is **higher than last year but generally aligned with budget expectations**.
- Maintenance spending may require **ongoing monitoring and potential adjustments** if the trend continues.

Unfinished Business

- Emergency Preparedness Ad Hoc presented by Carl Thoutt
 - The management and board are asking for volunteers to help establish an emergency preparedness plan. Why is preparedness important? Natural or human-caused disasters can strike anywhere at any time. Preparation before an emergency occurs is an important key step in insuring that staff have the necessary tools and knowledge to keep themselves and others safe during and after an emergency.
 - Preparedness can:
 - Protect and save lives
 - Ensure staff safety and the safety of those they serve
 - Minimize risk of injury
 - Minimize property damage
 - Improve resource management
 - Reduce stress and confusion
 - How to create an emergency action plan
 - Different emergencies require different plans. It is important to determine the location - specific emergencies that could impact our community and create an emergency action plan.
 - Examples:
 - Flood
 - Wind/ tornado
 - Fire
 - Active shooter
 - Provide a list of emergency reporting and evacuation procedures for various types of emergencies. Be sure to include step by step instructions. Define the roles and responsibilities of staff, volunteers, and community members in an emergency. During the planning phase, assess the vulnerabilities of your organization and communities you serve. Common vulnerabilities among older adults include:
 - Mobility issues
 - Chronic health conditions
 - Cognitive impairments
 - Social isolation
 - Communication is crucial before, during and after a disaster event. Types of communication:
 - Text messages
 - Email
 - Voice
 - Establish a plan to maintain communications between your organization's management, staff, program participants, and other important stakeholders.
 - Consider holding training drills after development of the initial plan:
 - We need to create a Voluntary ad hoc committee Made up of some Roadhaven residents who may have worked in emergency preparedness, or first responders and residents who want to help get our



emergency preparedness plan initiated. Once we get some volunteers we need to have a meeting to first figure out what emergencies we might encounter here at Roadhaven resort. And start our plans from that meeting.

- If you are interested, please contact board@roadhaven.com or ask a board member or ask at the office for a volunteer form. They are also available on our web site roadhaven.com
 - We need your help
- Mailroom Policy Focus Group presented by Sherri Stewart
 - Dec 4th in the boardroom and was attended by 3 residents, 3 staff members, 2 board members
 - The focus was to review the current policies and align to the standard operating procedures by the United States Postal Service and the Mailroom employee including not authorized to sign for certified postage, temporary check outs, label cost decrease \$10.00 to \$2.50. Once the policy edits are complete, the policy will be posted in the HOA portal, and the mailroom information will be updated on the website.
- CC&R- Ballots presented by Sherri Stewart
 - Petition Signers increase 100 to 20%
 - **Amendment to Section 8.3 – Petition Signature Requirement**
 - The proposed amendment to increase the number of signatures required on a written petition from 100 lots to 20% of the membership is intended to ensure that petitions reflect a broader and more representative level of community support. A fixed number of signatures may no longer accurately capture overall member interest as the size and composition of the community changes. Requiring signatures from 20% of the membership demonstrates meaningful engagement and consensus before an amendment proceeds for consideration.
 - Special election schedule alignment with seasonal election
 - **Proposed Addition to Section 8.3 – Timing of Petitioned Amendments**
 - The proposed addition requiring that petitioned amendments be included with the annual votes on action and board member elections, rather than conducted through a separate special election, is intended to reduce administrative burden and election-related costs. Aligning amendment votes with the annual election process also increases participation, ensures greater awareness, and allows homeowners to review proposed amendments alongside other important community matters, supporting informed and thoughtful decision-making.
 - Seasonal hours for Rec Hall and Main Office
 - **Amendment to Section 3.2(F) – Seasonal Resort Hours**
 - The proposed amendment to Section 3.2(F) removes the Rec Hall from the list of facilities closed during the summer months. Keeping the Rec Hall operational is necessary to maintain proper air conditioning for essential infrastructure, including AV equipment, parquet flooring, and the security office. In addition to protecting these assets, maintaining summer access provides an opportunity for summer residents to gather and use the space.
 - Removing the Main Office/Administration from seasonal resort hours completely improves operational flexibility, clarity, accuracy, and aligns the policy with how the office actually functions year-round.
 - The first motion to approve the CC&R topics as presented can be placed on the election ballot to allow homeowners the voice to vote on action was Dan, second by Cindy. All in favor. Motion carried.
 - Membership Discussion:
 - 1108-Al Levitre- Having been the individual who initiated the special election, doubling the petition signers will make it nearly impossible to collect the required signers.
 - 1127-Chad Bonsness- as prior board president at another HOA; this increase in petition signers will be an unfair advantage to homeowners



- 1109- Nancy Butt- Determining the language for the ballot; Do not cause problems with vague wording but educate and bring awareness upfront on what the vote to action is.
- 1429- Mike Scalera- If only two people submitted a CC&R change request; why is the Board entertaining the thought to place on the ballot?
- 1065- Penny Mattson- had same concern as to why this is under consideration with only two people submitting the request.
- 1072- Cindy Feeken- Is this three separate votes to action or just one?
- 1621- Patsy Mahlberg- What is the additional cost to have the Rec Hall open all year?
- Answers from the board included:
 - 100 of 1060 lots is not an accurate representation of owners as a whole, increasing the number of signers will provide more accurate representation. The board discussed at the Working Session what amount to increase to; leave at 100 or 10%, 15%, or 20%. The board has received verbal comments of rising to 30%. The board determined it was best to have the membership vote on action to decide as a community. All rule changes in Governing Documents are reviewed, discussed, and moved to a membership vote that allows owners input on making the rules. The CC&R rules stated above are three separate votes to action on the ballot.
- Trish added to the discussion:
 - The Rec Hall is air conditioned for the last 20+ years. The Purpose is to protect the longevity of the Rec Hall floors and the Audio-Visual equipment. Over this past summer, no adjustments were made to allow summer residents to utilize the space, and no changes were received through the utility bills.

New Business

- Finance Committee Submission to Board presented by Ron Sparks
 - Special Assessment recommendation
 - As you have heard today from Roger, our resort is doing great financially overall, especially on a day-to-day operating expense evaluation. As you undoubtedly already know, the one area that needs attention is our Deferred Maintenance. The extent that we have fallen behind came as somewhat of a surprise to almost everyone. Looking forward, we have devised what we feel is the best solution to remedy this problem. As you have already heard from Trish, there is a fairly extensive list of Deferred Maintenance that needs to be addressed. Much of this maintenance is not visibly apparent. Let me give you a few examples and the consequences if the maintenance is not done: Last season we had to have trucks in on an emergency basis to pump out our clogged sewers as a result of underground valves that weren't functioning properly and in some instances not functioning at all. There are over 100 of these underground valves most of which need to either be replaced or serviced. We came close last season to having a sewage backup onto our streets. This would not only have been very unpleasant, but it would also have rendered most of our plumbing useless – not something we want to see happen. You have all undoubtedly seen the work being done on the South side of the Rec Hall. Failure to repair this could have made the Rec Hall unsafe for our use. This had to be corrected right away and is not a part of the proposed Special Assessment. Failures like this point out the need for us having healthy Reserves for unexpected issues in the future. Our culverts have been rusting out and are in dire need of replacement and or repair. They say that a picture is worth 1,000 words but I would argue that actually seeing things in person is worth 1,000 pictures. To that end, the Finance Committee and I were given a tour by Trish to actually see many of the proposed Deferred Maintenance items. THIS IS A PIECE OF OUR CULVERTS (physically shown in meeting). I was able to walk up to it and easily break it off.
 - These are just a few examples of the Deferred Maintenance issues that have to be corrected. As reluctant as the Finance Committee was to present a recommendation to the Board of a Special Assessment, they had no other alternative. There are many consequences if the Special Assessment is not passed: We become more of a "trailer park" than a resort. I personally do not want this and do not believe that our residents would either. Property values would drop as well as the buyer would demand for our properties. Since the Deferred Maintenance needs to be completed even if the Special



Assessment doesn't pass, we would have to deplete our Reserves. While this is a dangerous situation, there would not even be enough money to complete the repairs. This would potentially cause one of two situations:

- We would most likely need a Quarterly Assessment of 20% for as many years as it takes to complete the Deferred Maintenance, and Some Amenities may need to be cut back or even possibly eliminated. No one wants either of these two scenarios and we have done everything in our power to avoid this dilemma. The Special Assessment would accomplish this.
- My intent is not to panic anyone. I have promised to be transparent and tell you the complete truth. That is what I am doing. My intent is to let you know how important it is to pass the Special Assessment if we wish to maintain being, in my opinion, the finest resort in the East Valley, if not all of the Phoenix area (I may have a little prejudice here!).
- First motion to approve The Finance Committee recommendation to vote on action for a special assessment as presented was Dan, second was Carl. All in Favor. Motion carried.
- Membership Discussion:
 - 1072- Cindy Feeken- What is the timeline to catch up on the Deferred Maintenance? That is a lot of work to be completed in a year.
 - 2285-Bob Bann- Asking clarification on the reserves amounts, if the Deferred Maintenance cost increases, or additional projects arise, will the special Assessment amount increase within the 3 years?
 - 2162- Doug Adkins- Requested the board to re-read the motion.
 - 1108- Al Levitre- The documentation for the ballots should include what will happen If the vote by action is voted down and does not pass, include the expectation of the possibility of annual 20% HOA increases until the work can be completed and caught up.
 - 1640-Gary Dunlop- Talking about the 3.18m, broken into 3 years of payments- why not extend to 5 years so we can use the funds to build the reserve fund?
 - 1048-Ruth Peterson- With the outstanding deferred maintenance list, can this be provided in order of importance?
 - 1640-Gary Dunlop- what about the residents that struggle with paying the set assessment amounts? What if they do not pay the special assessments?
 - 2076-Linda Droppo- Encouraged everyone to attend the Finance Committee meetings as all of the things discussed today, was addressed in the committee meeting in great detail. It is best to stay informed.
 - 1429- Mike Scalera- Who decides the level of importance on projects? Why is the restaurant on the list if it will be closed for good?
 - 1190-Noreen Haines- The last special assessment was in 2011; it is worth spending the funds and is a good investment for the resort.
 - 1048-Ruth Peterson- Is this the final list or will residents be aware of items that are added onto this list? Can we be sure to have no hidden items?
 - 1304- Pam Petersen- We used to have the meetings on a list in the directory, where is the list now?
 - 1572- Pauline Shaw- Do not blame prior boards or management for the funding or conditions of the resort. Homeowners chose how much is allocated in funding to the resort to maintain.
- Answers from the board included:
 - The Deferred Maintenance work is too much for a year, the plan is to divide by importance into a 3-year plan. The Special Assessment regulations states it must be specifically allocated. If additional work arises, the funding would not be used from the special assessment allocated funds. It would be from reserve funds. It was clarified that the motion is to place the special assessment in the amount of 3.18 million to be placed on the ballot as a vote by action for the membership. Due to state regulations the funding obtained in special assessment cannot be applied to reserve funds, it is required to be applied towards capital improvements. Board responded that it has been discussed in finance committee meetings, which are open meetings. The list has been divided into three years by importance and urgency. Payment process resumes as usual no matter if it is Special Assessment or



standard assessment. The board confirmed that Trish is the one who developed the level of importance on the list, however the Finance committee has physically seen all the areas and have become educated on what is needed in repairs.

- Roger and Trish added to the discussion:
 - On the special Assessment, if it does not pass, it is not set that the HOA rate would be 20% annually. As the CFO, it is his responsibility to look at all options, provide multiple options for multiple outcomes. Nothing is final as of today. It was confirmed that this deferred maintenance list is set, nothing is added to the list. If additional items come up, then they will be used from reserve funding, not the special assessment. The list of meetings is still in the printed directory.
- Rules and Regulations Submissions to Board presented by Larry Duchscherer
 - Garbage Monitoring Ad Hoc -Sub Group
 - The last three weeks there hasn't been any overloaded fines on the roll off or other dumpsters. Putting the word has helped. There are volunteers willing to help with monitoring the dumpster area.
 - Privacy Fences Evaluation
 - The only fencing that will be allowed will be portable dog fencing made out of metal wire with a maximum height of 36 inches.
 - Pavers and Easements
 - After any PUE work that has been done on an owner's lot It is the responsibility of the owner to reinstall pavers/rocks. Example: if it was removed for any repairs, Not the utility company or the resort.
- Board Liaison Reports presented by All Board Members
 - Facilities and Improvement presented by Carl Thoutt
 - Meeting Date: Monday, December 8, 2025
The Facilities and Improvements Committee convened to establish committee leadership, approving Bill Irvin as Chair and Ken Proctor as Vice Chair. No member volunteered to serve as Secretary, and the committee will revisit this appointment at the next meeting. The committee reviewed an overview of the submitted pickleball expansion proposals and recommended that the Board formally review the proposal. Additional recommendations included exploring shared use of Tennis Court 1 with permanent pickleball striping, removable nets using inset ground sleeves, and incorporating pickleball into the community's 5–10-year master planning process. Guest comments reflected ongoing concerns regarding pickleball and court usage. Board review and direction are needed to determine next steps and provide clarity moving forward.
 - Finance presented by Ron Sparks
 - Meeting Date: Friday, November 21, 2025
The Finance Committee reviewed key financial and operational topics, including deferred maintenance needs, Rec Hall repairs, financial reports, audit results, and a restaurant update. Discussion also included fundraising subcommittee considerations. The pickleball expansion funding request was reviewed and denied. Insurance premiums were deferred to a future meeting. Guest comments emphasized the importance of focusing on community needs, adherence to budgeted allocations, transparency, and minimizing divisiveness. No items required follow-up or action by the Board at this time.
 - Meeting Date: Friday, December 5, 2025
The Committee continued its focus on deferred maintenance and long-term financial planning. Major actions included approval of a \$3.18 million Special Assessment proposal (5–0) to forward to the Board and approval of the 2026–2027 draft budget and Reserve Plan, outlining a multi-year strategy to strengthen reserves. Updates were provided on deferred maintenance tours, restaurant funding requests, and the Rec Council 5-Year Plan. Several informational items were deferred to January. Guest questions centered on meeting materials, restaurant expenses, assessment coverage, and posting timelines for minutes, all of which were addressed. No



additional Board follow-up was identified beyond consideration of the formal recommendations presented.

- Rules and Regulations presented by Larry Duchscherer
 - Meeting Date: Wednesday, December 10, 2025
 - The Rules and Regulations Committee reviewed and discussed several proposed rule clarifications and updates. Key items included aligning trailer length measurements in the Rules and Regulations with the CC&Rs, clarifying property owner responsibility for landscape restoration following PUE work, allowing portable wire-mesh pet fencing with a maximum height of 36 inches, and classifying ATVs as golf carts or similar vehicles. The committee also identified policy items for Board consideration, including increasing fine amounts to align with other resorts, limiting parking passes to one 48-hour pass per week, and addressing trailer hitch removal when not in use due to ongoing compliance issues. No guest concerns were raised. Board action is requested to review and approve fine/fee increases and to submit the required form for the trailer length rule change.
- Nominations and Elections presented by Cindy Weingart
 - Meeting Date: Thursday, December 11, 2025
 - The Nominations and Elections Committee met to interview a potential Board candidate, with a positive outcome, and discussed outreach to an additional interested resident. The committee continued efforts to encourage electronic voting, noting that approximately 200 lots still use paper ballots. Operational improvements were discussed, including relocating ballot counting to the west art room to better accommodate observers. The committee reviewed ballot security measures and reaffirmed that both electronic and paper voting methods are secure. The Board Liaison will continue to encourage timely Board applications and electronic voting at upcoming HOA communications. No Board follow-up is required at this time.
- Rec Council presented by Dan Borders
 - Meeting Date: Monday, December 8, 2025
 - The Recreation Council reviewed club financials, reporting \$266,499 held across all clubs and \$11,754 for Rec Council. Operational processes were discussed, including timelines and procedures for event tickets and flyers, room reservations and cleaning requirements, and club fundraising accountability. All club 5-year plans were completed and submitted to the Finance Committee for budgeting purposes. Eleven club fundraisers were approved. The Council also began discussion on developing a standardized process for large events to address security, noise, traffic, resident notification, and overall community impact. No issues requiring Board action were identified at this time.
- Hospitality and Information presented by Cindy Weingart
 - Hospitality and Information is ALWAYS looking for volunteers. Time slots or sub positions available. Apply under the volunteer's page or swing by the Hospitality office.
- Zoom presented by Sherri Stewart
 - Currently the resort has 2 accounts. We are looking to make an administrative change for next season to streamlining accounts and access to have a single sign on for all meetings. We will cancel the secondary account and operate all meetings on one account. We can use a QR code to give the link out and possibly create on a magnet and have in the bulletin boards for easy access. The limit of 100 participants will continue as we only average 30 maximum.
- Pickleball Expansion presented by Stewart
 - Collective Recommendation Review
 - Rec Council, Finance, Facilities and Improvement
 - Board Direction
 - Tennis Court 3 is not a viable alternative due to location and noise concerns.
 - Pickleball and tennis are directed to trial shared courts on Tennis Court 1 using removable lines.



- The Finance Committee and Facilities & Improvement Committee are directed to develop cost estimates for one layout option that includes three pickleball courts on Tennis Court 1, resurfacing Tennis Court 2, and noise mitigation.
- The Tennis Club is directed to request an exemption from the East Valley Senior Tennis League regarding the four-court minimum and the placement of additional lines on Tennis Court 1.
- Future Applications
- Any future application related to pickleball court expansion or reconfiguration on Tennis Court 1 must include a formal noise impact study for additional pickleball courts.
- Additional Authorization
- The Pickleball Club may resurface the existing courts using club funds in accordance with club financing policy.

- First motion to accept the denial of the Pickleball expansion request as presented was Ron, second by Larry. All in favor. Motion Carried

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

- 2076- Linda Droppo- When is the next Finance Committee meeting?
 - Provided answer is this Friday, 1PM, here in the Rec Hall
- 1072-Henry Feeken- The Rules and Regulations Committee is concerned about trailer hitches, what about traffic. From my house I have 8 out of 10 cars speeding down the road and not stopping at the stop signs. Traffic is an issue.
 - Larry responded that he is right, it is an issue. Residents are also adults; ones driving are licensed adults. We continue to educate, but we all have to take our own responsibility to follow the rules. We all need to comply.
 - Dan added that he admitted he has sped in the resort, now being on the board and understanding how big of an issue this is, he personally has slowed down and took responsibility in cars and on bikes. We need everyone to do the same.
- 1491- Eileen Chandler- Living on a corner lot, you do see many people speeding. Not only residents but grandkids too. I flag them to get attention to slow down, but often times they just assume I am waving a greeting hello.
- 1108- Al Levitre- Will the board provide the board recommendation on the ballot this year? The board should not do so and should allow an opposition letter so owners can have a fair view of both sides to determine how they wish to vote on action.
 - Sherri responded that our lawyer will be the one to determine the verbiage as a non-biased opinion
- Zoom: Tim Huber- is a portable privacy petition considered a fence?
 - Larry hesitantly responded no, however without seeing it, or funny understanding what the situation is, the request should be looked at so encouraged to email for evaluation.
- 1304- Pam Petersen- Going back to the petition on signers. Why is this considered when only 2 people submitted the request?
 - Sherri addressed that all rules are discussed. The Working Session that was 3 hours long included this as a discussion. If 7 board members all have a different view on this, what does that show as representation as a whole? It was determined that this needs to be voiced by the whole community which brings us to vote on action by placing it on the ballot so membership will vote.
- 1127- Chad Bonsness- How many votes were completed last year in the election?
 - Sherri asked Sarah to look up, Sarah confirmed for last election:
 - 2025: 545 Electronic – 219 Paper = 764 total / 72.0% total vote
- 1516-Roger Langer- Roadhaven purchased two lots, what is this used for? We are not using them, they can be sold and the money can be used towards deferred maintenance.
 - Trish responded that although there is no long-term future planning with these lots, they are currently being used for workcampers.
- 2380- Sandra Magnan- Prior issues were all about the money, Votes are good to allow residents to have a voice. Agreed that the ballot and election documents should include both sided views.

Next Meeting (January 20, 2026)

Adjourn motion by Carl, second by Dan at 11:45AM



Attachments Provided to membership:

Outstanding Deferred Maintenance

Isolation Valves	\$150,000.00
Fire Hydrant Replacement	\$60,000.00
Network Switches	\$31,000.00
Salt Cell System Phase II	\$22,360.00
Phase I and Phase II Sand Filters	\$18,045.00
Reseal Streets	\$185,968.00
Heat Pumps, Gas Packs, Mini Splits	\$96,500.00
Boom Lift	\$30,000.00
Aerator	\$45,000.00
Greens Mower	\$23,000.00
Block Wall Assessment	\$14,000.00
Culvert Repairs	\$340,000.00
Cameras and Cabling	\$90,000.00
Phase I Aquatic Building Moisture Barrier	\$100,000.00
Golf Course Irrigation Timers	\$25,000.00
Condenser Rec Hall Ice Machine	\$8,000.00
Concrete Repairs -Common Areas/Canal	\$12,000.00
Exterior Paint Common Area Buildings	\$76,289.00
Windows and Screens	\$24,005.00
Phase II Pool/Spa Resurface	\$63,800.00
Phase II Deck	\$45,000.00
Chemical Spray Tank for Golf Course	\$10,000.00
Water Fountain Replacements	\$9,000.00
Seed Spreader	\$8,425.00
Interior Paint	\$10,325.00
Tee Box Screen Replacement	\$7,478.00
Common Area Flooring - Carpet/Vinyl	\$29,271.40
Bridge Structural Evaluations	\$15,000.00
Used Golf Carts	\$38,874.00
Restaurant Equipment	\$75,381.00
#8 Lake Liner/Asphalt/Concrete	\$1,200,000.00
Contingency	\$316,278.60
Grand Total	\$3,180,000.00



Roadhaven Resort

Projected Reserve Fund Cash Balances

PROJECTION FY2025-2026

Reserve Cash Balance as of October 31, 2025	\$	1,766,614
FYE 2026 Q3/Q4 Assessment Income		88,372
Investment/Interest Income/Resale Estimate		97,400
FYE 2026 Reserve Expenses		-
Projected Reserve Fund Cash for 2026	\$	<u>1,952,386</u>

PROJECTION FY2026-2027

FYE 2027 Reserve Assessment Income	\$	125.00	530,000
Investment/Interest Income/Resale Estimate		97,400	
FYE 2027 Reserve Expenses		-	
Projected Reserve Fund Cash at 6/30/2027	\$	<u>2,579,786</u>	

PROJECTION FY2027-2028

FYE 2028 Assessment Income	\$	150.00	636,000
Investment/Interest Income/Resale Estimate		97,400	
FYE 2028 Reserve Expenses		-	
Projected Reserve Fund Cash for 2028	\$	<u>3,313,186</u>	

PROJECTION FY2028-2029

FYE 2029 Reserve Assessment Income	\$	175.00	742,000
Investment/Interest Income/Resale Estimate		97,400	
FYE 2029 Reserve Expenses		-	
Projected Reserve Fund Cash at 6/30/2029	\$	<u>4,152,586</u>	

PROJECTION FY2029-2030

FYE 2030 Reserve Assessment Income	\$	200.00	848,000
Investment/Interest Income/Resale Estimate		97,400	
FYE 2030 Reserve Expenses		-	
Projected Reserve Fund Cash at 6/30/2030	\$	<u>5,097,986</u>	