



ROADHAVEN RESORT

Arizona's Premier 55+ Community

ROADHAVEN RESORT HOMEOWNERS ASSOCIATION

Facilities and Improvement

Thursday, December 4, 2025 1:00PM

Rec Hall

Meeting Minutes

Attendance: Bill Irvin, Carla Schulz, Ken Proctor, Doug Atkins (zoom), Carl Thoutt (Liaison)

Management: Trish Hoagland, Roger Sanchez, Sarah Lindsay

Guests in-person:50

- **Call to Order**
 - The meeting of the Facilities & Improvement Committee was called to order at 1:01 PM by the Committee acting Chair.
- **Approval of Prior Minutes**
 - The March 2025 meeting minutes were unavailable for review; therefore, no approval action was taken.
- **Unfinished Business**
 - No unfinished business was presented.
- **New Business**
 - Committee Positions
 - *Secretary*- No-willing members, will be tabled for next meeting
 - *Vice Chair*- Ken Proctor was nominated, Carla made first motion to nominate Ken Proctor as Vice Chair, Ken second, all in favor, motion carried.
 - *Chair*- Bill Irvin was nominated, Ken made first motion to nominate Bill Irvin as Chair, Carla second, all in favor, motion carried.
 - Committee's Chair recommendation to the Board of Directors for appointment at an Open Board Meeting.
- **Pickleball Expansion Proposal**
 - **Overview of Submitted Proposals**
 - The Committee reviewed the Pickleball Club's request for additional court capacity, as well as supporting and opposing statements previously submitted to the Rec Council and Finance Committee.
 - **Proposal Funding Structure Reviewed:**

- **\$110,000** requested from Roadhaven to convert **Tennis Court 1** into three dedicated pickleball courts.
 - **\$65,000** committed by the Pickleball Club for repairs and upgrades to an existing pickleball court.
- **Rec Council Findings**
 - The Rec Council forwarded its analysis to the committee, highlighting:
 - **Option 1:** Convert Tennis Court 1 into three pickleball courts.
 - **Option 2:** Add three new courts in alternate areas, removing two shuffleboard courts.
 - Club feedback included:
 - **Shuffleboard Club:** Supports Option 1 to avoid losing existing courts.
 - **Tennis Club:** Opposes losing Court 1 due to league requirements and long-term planning concerns.
 - Majority sentiment favored **moving forward with Option 1**, with a recommendation to explore using **Tennis Court 3** as an alternative to mitigate impact.
 - The Rec Council emphasized balancing pickleball's growth with the long-term needs of all recreation clubs.
- **Finance Committee Findings**
 - The Finance Committee reported:
 - Attempts to develop a pickleball–tennis shared-court solution were unsuccessful.
 - Despite pickleball's popularity, the Committee expressed concern regarding the **\$110,000** capital request in light of other anticipated assessments.
 - A motion **not to recommend funding** the Roadhaven portion was approved, though not unanimously.
- **Facilities and Improvement Committee Discussion**
 - The Committee discussed all submitted materials, financial implications, land-use considerations, and long-term recreation planning. Discussion points included:
 - The impact to tennis programming if Court 1 were removed.
 - Shuffleboard's reliance on retaining its current court count.
 - Pickleball's rapid growth and increasing court usage.
 - Noise, location suitability, and potential for future expansion.
 - Financial feasibility, prioritization of upcoming capital needs, and equitable treatment of all clubs.
 - Consideration of Tennis Court 3 as a potential alternative site as suggested by Rec Council.
 - Consensus that a recommendation from the Facilities and Improvement Committee is appropriate following the above review and deliberation.

- **Facilities and Improvement Committee Recommendation**

The Facilities & Improvement Committee recommends that the Board of Directors formally review the Pickleball Expansion proposal:

- Further pursuing the sharing of Tennis court 1 with permanent lining of 3 pickleball courts with inset ground sleeves for removable nets.
- In addition, to consider long term planning to evaluate the sport in the master plan for the next 5-10 years.

- **Motion on Recommendation to the Board of Directors**

- **Motion:** A motion was made by Doug to approve the Facilities & Improvement Committee recommendation to the Board of Directors. Carla seconded the motion. All in favor. Motion carried.

- **Next meeting** of the Facilities & Improvement Committee is scheduled for:

- January 4, 2026 at 1:00 PM in the Boardroom

- **Adjournment**

- The meeting adjourned by Carla at 2:12PM