



Finance Committee (FC) - Agenda

Friday November 21st, 2025 – 1:00 PM MST - Recreation Hall

- or - via Zoom Meeting:

<https://us06web.zoom.us/j/89096810244?pwd=XHwPkNUFgj8WZ4P7sEBawT19b3bxg5.1>

Meeting ID: 890 9681 0244 Passcode: 244028

Kyle Wommack - Chair		Trish Hoagland	
Barb Kirtz – via Zoom		Roger Sanchez	
Keith Beaurivage		Sarah Lindsay	
Roger Schulz – via Zoom			
Michelle Morrison		Ron Sparks	

1. Call To Order – Kyle Wommack – 1:00 pm

Kyle will make an announcement detailing appropriate behavior by observers.

2. Approve Minutes of Last Meeting – November 7th, 2025 –

- i. Moved by TBD Secounded by TBD

3. Old Business –

- i. Insurance – From November 7th - Trish to determine how the premiums would be affected if we went to a deductible level of \$10K or \$20K.
- ii. Outstanding Deferred Maintenance (ODM) Projects – Trish – Update
 - a) Discussion – Can the ODM list be prioritized & spread relatively evenly over 3 years?
 - b) Discussion – Further thought regarding funding with a Special Assessment?
 - c) Note: FC Recommendation to the Board must be made by December 19th, 2025.
- iii. Recreation Hall – Update – Trish
 - a) Discussion – Unbudgeted Repair, Estimate \$200K+
- iv. Roadhaven Financial Reports – Roger Sanchez
 - a) Audit Results
 - b) Financial Report as of October 31, 2025
- v. Pickle Ball Expansion – Discussion
 - a) Quick Review of the Plan recommended by the Rec Council, and the associated ‘financial ‘ask’ – PB Spokesperson
 - b) How does this impact the deferred maintenance to the Tennis & PB Court(s)? - Trish
 - c) FC Discussion - Priority, Timing
- vi. FC Sub-Committee – Presentation by Kris Lucas / Kathy Lambesis
- vii. Placeholder for December 5, 2025 - Restaurant –

- a) Restaurant Liaison Presentation
- b) Are there proposed Funding Needs for FY26-27?
- viii. Placeholder for December 2025 – Rec Council Requests Review – Rec Council recommendations for 2025-26 will be given to the FC sometime after November 30.
- ix. Placeholder for December 19th – Presentation of the draft FY25-26 Budget by Senior Management.
- x. Placeholder for January 2026 – Annual Review of Insurance & Contracts – Keith and Roger Schulz will perform the Review and report back to the FC by the end of January.
- xi. Placeholder for January 2026 – Inventory Audit Process Review – Keith, Barb and Kyle will perform the Review and report back to the FC by the end of January 2026.
- xii. Placeholder for March 2026 – Land Acquisition Fund Review – There is no longer a Land Acquisition Fund, and as such this item will be requested to be removed from the FC Charter for the FY26-27 season.

4. New Business –

- i. FY2026-27 Draft Budget – Roger/Trish
 - a) Timing of the process and FC recommendation deadline for the Board
 - b) Status Update – Are we on track?
 - c) Will the Draft Budget distinguish between ODM and ‘regular’ Summer Projects?

5. Next Meeting – Friday December 5th, 2025, 1:00 pm – Location: Recreation Hall

6. Adjournment – at TBD pm - Motion to Adjourn

Moved by TBD Seconded TBD

Open Forum - Comments after the Meeting - (3 Minute time limit per homeowner)