



Finance Committee (FC) – Minutes

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	√	Roger Sanchez	√
Keith Beaurivage	√	Sarah Lindsay	√
Roger Schulz – via Zoom	√		
Michelle Morrison– via Zoom	√	Ron Sparks	√

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

Kyle made an announcement detailing appropriate behavior by observers.

The meeting was attended by 5 Finance Committee members, 4 liaison members, 126 in-person guests and 5 Zoom guests.

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

- i. Moved by Keith Beaurivage Seconded by Barb Kirtz CARRIED.

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. – Trish has yet to receive information from our insurance broker.
- ii. Outstanding Deferred Maintenance (ODM) Projects – Trish – Update
- A 3 year prioritized list of ODM projects was provided to the FC and is attached to these minutes. Some bids have not solidified, so the ODM list will continue to evolve.
 - The current anticipated ODM spend is:
 1. FY26-27 – \$1.189M
 2. FY27-28 - \$0.624M
 3. FY28-29 - \$1.255M
 - Special Assessment Discussion - Although the annual ODM spend varies significantly from year to year, Senior Management indicated that from an administrative perspective the preferred revenue stream would be static and quarterly. If a homeowner preferred monthly payments, accommodation could be made. Since the annual spend varies over the three years and the annual Special Assessment revenue is static, the existing Reserve Fund would be used to self-finance the spending peaks.

The Reserve Fund would then be replenished as the Special Assessment revenue stream caught up.

- Trish presented the FC with a photo presentation of the damaged areas to be addressed by the ODM projects. Keith Beaurivage asked for the FC to have a tour of park so they could be shown some of the areas where larger dollar value ODM projects are required. Trish will host this tour on December 3rd at 10:00 am.
- Note: FC Recommendation to the Board must be made by December 19th, 2025.

iii. Recreation Hall – Update – Trish

- This is an emergency, unbudgeted repair. The cost is estimated to be \$200K+.
- This repair will be funded from the Reserve Fund.

iv. Roadhaven Financial Reports – Roger Sanchez

- Audit Results – While the final written audit report has not yet been received, the verbal report indicated that there were no issues or red flags. The written report will be posted on the HOA portal once it is received.
- Financial Report as of October 31, 2025 – Roger presented a one-page Y/Y Financial Summary comparing October 2024 to October 2025 (attached to these minutes). The bottom line is that from an Operating perspective, the HOA remains financially healthy. (Related – See the Reserve Fund perspective in ‘New Business’ below.)

v. Pickle Ball Expansion – Discussion

- Carolyn Cheetham provided a review of the financial request from pickle ball.
 1. Roadhaven would contribute \$110K to convert court 1 to pickle ball exclusive use.
 2. Pickleball would contribute \$65K to repair and convert the existing pickle ball court.
- The process requirement for a FC recommendation to be made to the Board by November 21st was confirmed.
- Keith Beaurivage initiated an open discussion to determine if pickle ball and tennis could agree to use an extra two weeks to come to a collaborative arrangement to share court 1, as this issue has become very divisive within our community. Such agreement was not forthcoming from those present, with pickle ball indicating a willingness to try and tennis not.
- The FC discussed the relative merits of funding the pickle ball financial request via the operating fund vs a special assessment. Although not unanimous, the consensus was that the best approach to fund this request would be via a special assessment.

- Considering the anticipated special assessment to support the ODM projects, and despite the relatively small financial ask from the pickle ball community, the FC decided not to recommend to the Board that the pickle ball request be funded at this time. The vote was not unanimous.

Motion – That the pickle ball financial request of \$110K not be recommended to the Board.

Moved – Keith Beaurivage Seconded Barb Kirtz CARRIED.

vi. FC Sub-Committee – Presentation by Kris Lucas

- A group of Roadhaven residents wish to create events designed to fundraise and encourage donations to support the funding of the purchase of a boom lift.
- Their inspiration comes from Roadhaven’s past community spirit that was demonstrated during previous financially challenging times.
- The FC sees no downside to this, and asked them to return in January, 2026 to report on progress.

Motion – To create a Friends of Roadhaven subcommittee to enable voluntary fundraising and donations toward the purchase of a boom lift.

Moved by Keith Beaurivage Seconded by Barb Kirtz CARRIED.

vii. Restaurant Liaison – Jeff Pasker - Presentation

- To function properly, the restaurant needs a new fryer and grill. There is also a list of other equipment that is faltering, but the fryer and grill are the top priorities.
- The current operator has yet to take a salary, and expects to lose money in October, November and December, turning the corner to make a small profit in January and February of 2026.
- Financial Request (\$70K Total):
 1. Purchase a new fryer - \$6K
 2. Purchase a new grill - \$14K
 3. Pay a subsidy to the operator -
 - a. Start-up Costs (September, 2026) - \$15K
 - b. Food Cost assistance (September, 2026) - \$25K
 - c. Emergency Equipment Fund - \$10K
- This was received as an ask from the Restaurant. The discussion included a clarification that Roadhaven is financially responsible for the equipment. Although

there was no decision from the FC regarding this ask, it is worth noting that the first draft version of the FY26-27 budget contains a line item of \$50K for the restaurant.

- 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. FY26-27 Draft Budget – Roger/Trish
 - Roger Sanchez presented the draft FY26-27 Budget (Version 1) to the FC. The draft budget included an Operating Fund component and a multi-year Reserve Fund proposal. The ODM Projects do not form part of the draft budget, as a Special Assessment is being considered to fund them.
 - Operating Fund – The draft budget projects a (break-even) Net Income of \$715.00 on Income of \$3.511M. The proposed increase to the operating assessment is 4%.
 - Reserve Fund – Our Reserve Fund is not healthy (\$1.766M). The proposal to bring the Reserve Fund back to a healthy status over four years is to raise the quarterly reserve assessment to specific amounts as follows:
 - 1. FY25-26 - \$42.00 (Current Fiscal Year Reserve Fund assessment)
 - 2. FY26-27 - \$125.00
 - 3. FY27-28 - \$150.00
 - 4. FY28-29 - \$175.00
 - 5. FY29-30 - \$225.00
 - Bottom line on the draft, Version 1, FY26-27 budget is an overall increase to the quarterly HOA fees of 5.3%, from \$905/quarter to \$953/quarter. This is not inclusive of any anticipated Special Assessment designed to fund the ODM projects.

- Note: Version 2 of the draft budget will be presented to the FC on December 5th.
Version 3 will be presented to the FC on December 19th. The FC Recommendation to the Board must be made no later than December 19th, 2025.

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

6. Adjournment – at TBD pm - Motion to Adjourn

Moved by Barb Kirtz

Seconded Roger Schulz

CARRIED.

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

1979 – Comment regarding pickle ball vs tennis – There is too much of an ‘us vs them’ attitude in this park. Get more heads involved – more heads are better. A more collaborative solution may have worked.

2220 - Comment regarding pickle ball vs tennis – There is more to this than just a financial discussion. All parties followed the process.

2278 – Deferred Maintenance – Why do we have deferred maintenance? A – We find ourselves where we are and rather than expending time and energy to answer that question our preference is to plan our way through to successfully putting the deferred maintenance behind us.

1516 - Comment regarding pickle ball vs tennis – The other park I live in has 2 courts. Both are used for both pickle ball and tennis.

1108 – ODM – Thanks for the opportunity to hear more about the outstanding deferred maintenance. If the special assessment does not pass, Roadhaven will not be a good place to be. My recommendation is for the Board to share the ODM information with the residents as soon as possible – present it to the people. A – We are following a process – the FC must make a recommendation to the Board by December 19th, and the Board will take it from there. If

there are open forums scheduled before then, perhaps Trish's photo presentation to the FC regarding the ODM projects could be presented...

2220 - Comment regarding pickle ball vs tennis – The other park I live in has 1 court. It is used for pickle ball, tennis and basketball.

2275 – Comments – Thanks for focussing on your FC responsibilities. There is no excuse for 7 years of ODM. It is not the responsibility of the FC to add 'nice to have' things at this time (referring to the pickle ball request). We need a firm commitment from both the FC and the Board to keep an appropriate amount of money in our Reserves.

2040 – Question – Please clarify the pickle ball motion and decision. A – The FC will not be recommending to the Board to fund the pickle ball financial request.

1643 – Comment – I appreciate the open meeting. I have confidence in our Roadhaven staff, the Board and the FC committee members.