



Finance Committee (FC) – Minutes

Friday December 05th, 2025 – 1:00 PM MST - Recreation Hall

- or - via Zoom Meeting:

<https://us06web.zoom.us/j/89096810244?pwd=XHwPkNUFgi8WZ4P7sEBawT19b3bxg5.1>

Meeting ID: 890 9681 0244

Passcode: 244028

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

1. Call To Order – Barb Kirtz – 1:00 pm

Barb made an announcement detailing appropriate behavior by observers.

The meeting was attended by 5 Finance Committee members, 4 liaison members, 27 in-person guests and an unknown number of Zoom guests.

2. Approve Minutes of Last Meeting – November 21st, 2025 –

i. Moved by Keith Beaurivage Seconded by Michelle Morrison CARRIED.

3. Old Business –

i. Pickle Ball - Clarification – Ron Sparkes

- The pickle ball financial ask is not at a dead end just because the FC has chosen to not recommend it to the Board. The Board takes advice from the FC but makes their own decisions.
- Pickle ball has followed the defined process. That process is currently under review.

ii. FC Subcommittee – Update – Trish Hoagland

- There are details to be sorted out. This item is tabled until January 2026.
- Trish will inform the committee members.

iii. Insurance – From November 7th - Trish Hoagland to determine how the premiums would be affected if we went to a deductible level of \$10K or \$20K.

- Trish expects to be able to comment on this item at the next FC meeting.

iv. Outstanding Deferred Maintenance (ODM) Projects – Update - Trish Hoagland

- The ODM list continues to evolve. Currently the total is \$3.03M over three years.
- ODM Tour Report – Keith Beaurivage – The FC, along with Senior Management spent some time on Wednesday December 3rd to further understand the ODM list. Senior Management provided the FC with a 9-page (written) and a 59-page (photo)

description of critical infrastructure requiring maintenance. The group toured the streets, breezeway in the Wood Shop area, the Phase II pool and spa areas and the culverts that run from the golf course patio, under Inuit, under the Tennis court and empty into the pond beside the 9th hole. These areas are all in varying stages of disrepair and the culverts especially are eroded to near nothingness. The FC is convinced of the need for the ODM projects to stave off the even higher anticipated cost of doing nothing.

- Motion – To fund the projects on the Outstanding Deferred Maintenance list, the Finance Committee recommends that the Board implement a Special Assessment, not to exceed \$3.18 million dollars and to be collected over three years beginning in July 2026. Moved – Keith Beaurivage; Seconded – Michelle Morrison CARRIED.

v. Recreation Hall Repairs – Update – Trish Hoagland

- We are 50% complete, on schedule, and have passed our fourth inspection.

vi. FY26-27 Draft Budget – Update - Roger Sanchez/Trish Hoagland

- Operating Fund – V2 Draft – proposal for \$3.932M in expenses. This would result in the need for a 4% increase in the Operating Fund collections.
- Reserve Fund – V2 Draft – proposal for fixed amount quarterly contributions for the next four years:

1. FY26-27 - \$125.00 - \$530,000 Total contribution to the Reserve Fund
2. FY27-28 - \$150.00 - \$636,000 Total contribution to the Reserve Fund
3. FY28-29 - \$175.00 - \$742,000 Total contribution to the Reserve Fund
4. FY29-30 - \$200.00 - \$848,000 Total contribution to the Reserve Fund

- It is believed that this would bring our Reserve Fund back to a healthy status (\$5.098M (excluding necessary project expenses)) by the end of FY29-30.
- This draft proposal would set each unit's HOA fee at \$950.00/qtr for FY26-27

- Restaurant Request for FY26-27 –

1. Roadhaven is responsible for restaurant equipment purchases and repairs.
2. There is \$50K in the V2 Draft Budget for Restaurant Contingency. All or part of this Contingency would be paid to the restaurant operator in the event she is unable to make enough money in 2025 to pay herself a reasonable salary.

- Note: The FC FY26-27 Budget recommendation to the Board must be made by February 6th, 2026.

vii. Placeholder for December 19th - Roadhaven Financial Reports – Roger Sanchez

- Financial Report as of November 30, 2025
 - 2025 Audit Report – Posted?
 - Status of FC request to see a monthly comparative report showing the same month but in the previous fiscal year. This will enable quick comparative conclusions.
- viii. Placeholder for December 19th – Presentation of the draft (V3) FY25-26 Budget by Senior Management.
- ix. Placeholder for January 2026 – Annual Review of Insurance & Contracts – Keith Beaurivage and Roger Schulz will perform the Review and report back to the FC by the end of January.
- x. Placeholder for January 2026 – Inventory Audit Process Review – Keith Beaurivage, Barb Kirtz and Kyle Wommack will perform the Review and report back to the FC by the end of January 2026.
- xi. Placeholder for January 2026 – FC Subcommittee Review – Kris Lucas will report plans and progress 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. Rec Council – Five Year Plans – Linda Fennern
- After gathering and amalgamating the Five-Year Plans from all clubs, there are two requests as follows:
 1. For FY26-27 – Pickle Ball - \$175K from HOA and \$75K from Pickle Ball Club for court expansion and upgrades. The FC decided to not recommend this request to the Board at our November 21st, 2025 meeting.
 2. For FY27-28 – Tennis - \$185K from HOA and \$35K from Tennis Club for court upgrades. There was no need for a decision as this request is for next fiscal year.

5. Next Meeting – Friday December 19th, 2025, 1:00 pm – Location: Recreation Hall

6. Adjournment – at 2:50 pm - Motion to Adjourn

Moved by Keith Beaurivage

Seconded by Roger Schulz

CARRIED.

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

1108 – Are the minutes of the FC meetings available to homeowners? A – Yes – they are available upon request and are posted in the HOA Portal under resources/documents/committee's/finance. For clarity, the minutes become available once they are accepted by a successful motion at the subsequent meeting.

1108 – Will there be a Town Hall where the proposed FY27-28 budget will be presented to homeowners? A – Yes, likely in January.

1222 – In the Draft Budget and within the Restaurant Contingency item there is \$10K item for equipment purchase and repair. If Roadhaven is responsible to purchase and maintain the equipment for the restaurant, will this \$10K be dropped? A – Yes, the Restaurant Contingency line item in the Draft Budget is likely to drop from \$50K to \$40K.

2135 – The \$10K in the Restaurant Contingency ask is an Emergency Repair Fund. If a deep freeze breaks down, there could be thousands of dollars of food wasted – food that must be paid for by the Restaurant Operator. A – Roadhaven is responsible for all equipment in the Restaurant.

2275 – Can guests receive copies of the documents provided by Senior Management to the FC? A – No. Since guests cannot receive copies of these documents, I suggest – to prevent rumors – that we find ways to present the ODM information to the public via Town Halls.

2275 - Did we get bids on all the ODM projects? A – Yes. Are the quotes firm for 3 years? A – No, most quotes are valid for 30 days. We have built a small measure of contingency into our plans. The Reserve Fund is not a 'rainy day fund'. We purchase a Reserve Fund Study a minimum of every 5 years and that study recommends how we should draw upon the Reserve Fund to keep our infrastructure well maintained. Essentially the Reserve Fund is a place where we accrue money for use against capital (infrastructure and equipment) maintenance expenses.

2040 – When will the minutes of this meeting be posted? A – Minutes are posted once they are verified by a successful motion at a subsequent meeting.