



Finance Committee (FC) – Agenda

Friday December 19th, 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 - 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 will make an announcement detailing appropriate behavior by observers.

2. Approve Minutes of Last Meeting – December 4th, 2025 –

3. Adopt the Agenda for this Meeting –

- i. Moved by TBD Seconded by TBD

4. Old Business –

- i. 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.

- ii. Outstanding Deferred Maintenance (ODM) Projects – Update - Trish Hoagland
 - The ODM list continues to evolve. Currently the total is \$TBDM over three years.
 - On December 4th the FC recommended to the Board a Special Assessment not to exceed \$3.18M over three years.

- iii. Recreation Hall Repairs – Update – Trish Hoagland

- iv. FY26-27 Draft (V3) Budget – Update - Roger Sanchez/Trish Hoagland

- Operating Fund – V3 Draft – any change?
 - Reserve Fund – V3 Draft – any change to the proposal for fixed amount quarterly contributions for the next four years?
 - The V2 draft proposal would set each unit's HOA fee at \$950.00/qtr for FY26-27
 - Restaurant Request – Has the Restaurant Contingency line item changed?
 - Note: The FC FY26-27 Budget recommendation to the Board must be made by

- v. Roadhaven Financial Reports – Update - 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.
- vi. 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.
- vii. 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.
- viii. Placeholder for January 2026 – FC Subcommittee Review – Kris Lucas will report plans and progress back to the FC by the end of January 2026.
- ix. 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.

5. New Business –

6. Next Meeting – Friday January 2nd, 2026, 1:00 pm – Location: Recreation Hall

7. Adjournment – at TBD pm - Motion to Adjourn

Moved by TBD Seconded by TBD

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