



Finance Committee (FC) – Meeting Minutes

Friday December 19th, 2025 – 1:00 PM MST - Recreation Hall

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

Guests: In-person: 38 / Zoom: 8

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

Barb made an announcement detailing appropriate behavior by observers.

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

- i. Moved by Michelle Seconded by Roger Motion Carried

3. 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.

- The policy is currently set at \$5K and the resort would see cost savings if increased to \$25K by \$7k within 3 years of recouping.

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

- The ODM list continues to evolve. Currently the total is \$TBDM over three years.

- 1. No changes at this time

- 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

- Inspection #7 passed this morning- all going well

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

- Roger is currently working on version 3 to include with and without the vote on action of the Special Assessment

- Operating Fund – V3 Draft – any change?

- 1. Not to report at this time

- 2. The committee had group discussion that included the payroll decrease, and that although it is clear to see a decreased headcount, payroll increases need to be included, It was confirmed to be included and that

the oversight of employee count is determined by Trish and Roger with Board President to oversee their actions.

- Reserve Fund – V3 Draft – any change to the proposal for fixed amount quarterly contributions for the next four years?
 1. Not to report at this time
- The V2 draft proposal would set each unit's HOA fee at \$950.00/qtr for FY26-27
 1. That is still current with looking at estimated 5% increase on HOA dues.
- Restaurant Request – Has the Restaurant Contingency line item changed?
 1. Currently a line item has been added by the recommendation of Finance Committee to include \$50k for only the next fiscal year. If changes are needed, we will need the direction to come from the Finance Committee.
 2. Continued discussion from the committee that at the time of the budget, there is not enough data to show the financials of the restaurant and it will take the full season to determine how to plan appropriately.
- Note: The FC FY26-27 Budget recommendation to the Board must be made by February 6th, 2026.
- v. Roadhaven Financial Reports – Update - Roger Sanchez
 - Financial Report provided to Committee as of November 30, 2025
 - 2025 Audit Report – Posted?
 1. The Audit just arrived prior to meeting; it will be posted later in the day.
- 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.
 - Trish requested to pivot with the scope of smaller financial items to focus on, instead of the large, costly items, More will be reported in January.

- 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.

4. New Business –

- i. Kyle added that the committee needs to start focusing on the action plans to sell or educate residents on the Special Assessment. Possible door to door, group meetings, phone calls, emails, the understanding needs to be clear prior to the election closure.
- The committee added that incorporating a presentation at the Town Hall would be beneficial and can be accommodated.
 1. Other educational opportunities include Coffee and Donuts, Newsletters and should express the payment breakdowns that residents can set up.

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

6. Adjournment – at 1:30pm pm - Motion to Adjourn

Moved by Roger Seconded by Michelle motion carried

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

2074- Stephanie Cox- Educating or selling the reasonings of the Special Assessment as many people will be biased and sell leaning towards one particular side. The educators will need to be careful with wording choices.

2076- Ron Droppo- How many voters are needed for the Special Assessment to pass? He was told 2/3 of the votes submitted.

1108- Al Levitre- The Committee, Management, and Board will need to convince residents that the projects need to be completed over the next few years and express the possibility that if the Assessment does not pass then the HOA assessments will be required to increase 20% year after year to maintain the appropriate funding to complete the current assigned projects as well as upcoming projects with the aging infrastructure. The Special Assessment is less painful when doing the math.

2218- Cindy Feeken- What type of insurance was discussed? Was this assets or employee coverage? It was confirmed this is in reference of Buildings and Assets within the resort.

See Attachment provided by Roger Sanchez:

Roadhaven Resort
FY27 Budget Proposal V2

	FY26 APPROVED BUDGET	FY27 PROPOSED BUDGET
INCOME		
HOA OWNER ASSESSMENTS	3,837,204	3,498,000
HOA OTHER	102,300	104,346
TOTAL HOA INCOME	3,939,504	3,602,346
GOLF	195,000	198,900
ACTIVITY	129,950	132,549
TOTAL INCOME	4,264,454	3,933,795

EXPENSES

PAYROLL EXPENSES	2,101,679	2,050,789
UTILITY EXPENSES:		
UTILITY EXPENSES	742,367	783,470
MAINTENANCE EXPENSES	413,503	453,077
GENERAL AND ADMINISTRATIVE	445,000	495,700
ACTIVITIES	96,870	99,776
RH CAFÉ	-	50,000
TOTAL EXPENSES	3,799,419	3,932,812

PROJECTS	287,538	
RESERVE	176,744	
NET INCOME/(LOSS)	753	983

MAINTENANCE EXPENSES

PALM TREE TRIMMING - \$79,500
BUILDING MAINTENANCE - \$54,990
MAINTENANCE DISCRETIONARY - \$37,100

GENERAL AND ADMINISTRATIVE

CONTRACT LABOR - \$195,195
GENERAL INSURANCE - \$56,700
LEGAL FEES - \$26,025

4%

FYE 2027 Total Quarterly Assessment			
		FY2026	FY2027
Operating Assessment	\$	795	\$ 825
Project Assessment	\$	68	\$ -
Reserve Assessment	\$	42	\$ 125
Total Qtrly Assessment	\$	905	\$ 950