



Finance Committee (FC) – Agenda

Friday January 2nd, 2026 – 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			
Michelle Morrison		Lynda Fennern	

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 – December 19th, 2025 –

3. Adopt the Agenda for this Meeting –

4. Old Business –

- i. Outstanding Deferred Maintenance (ODM) Projects – Update - Trish Hoagland
 - Has the ODM list continued to evolve? What is the current three-year estimate?
 - On December 4th 2025 the FC recommended to the Board a Special Assessment not to exceed \$3.18M over three years.
 - FC Special Assessment Action Plan – Update – Kyle Wommack - Progress? Plans?
- ii. Recreation Hall Repairs – Update – Trish Hoagland
- iii. FY26-27 Draft (V3) Budget – Update - Roger Sanchez/Trish Hoagland
 - Operating Fund – V3 Draft – any update?
 - 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
 - Note: The FC FY26-27 Budget recommendation to the Board must be made by February 6th, 2026.
- iv. Roadhaven Financial Reports – Update - Roger Sanchez
 - Financial Report as of November 30, 2025
 - 2025 Audit Report – Is it posted? Any findings beyond the initial draft report?

- 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.
- v. 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.
- vi. 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.
- vii. Placeholder for January 2026 – FC Subcommittee Review – Kris Lucas will report plans and progress back to the FC by the end of January 2026.
- viii. 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 16th, 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)