



Finance Committee (FC) – Minutes

Friday January 2nd, 2026 – 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 – Chair	√	Trish Hoagland	√
Barb Kirtz	√	Roger Sanchez	√
Keith Beaurivage	√	Sarah Lindsay	X
Roger Schulz	√	Sherri Stewart	√
Michelle Morrison	√	Lynda Fennern – via Zoom	√

Observers – 21; Zoom - 1

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

Kyle made an announcement detailing appropriate behavior by observers.

Trish welcomed our new Board Treasurer, Lynda Fennern, who is attending via Zoom.

2. Approve Minutes of Last Meeting – December 19th, 2025 –

i. Moved by Barb Kirtz Seconded by Michelle Morrison CARRIED.

3. Old Business –

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

1. The ODM list is posted on the Roadhaven Portal and has not changed since our last meeting. All owners and residents are encouraged to read the posted report.

2. FC Special Assessment Action Plan – Update – Kyle Wommack – Progress & Plans

a) Kyle will speak at Coffee & Donuts on January 6th.

b) Kyle will speak at the January 8th Town Hall & answer questions.

c) Barb suggested public availability at specific times and enabling residents to book meetings with FC Members. FC members will attend the bi-weekly Board Room drop-in sessions.

d) Roger suggested if a sub-committee is formed to do calling that they be trained in what to say so a consistent message is conveyed.

e) Keith suggested just speaking to our friends and encouraging them to speak to their friends. There are 2 themes – the importance of getting the ODM projects done over the next 3 years...and to ensure you vote.

f) Trish plans to have a physical mail-box stuffer, and to promote it during the January Newsletters. Perhaps we get a list of the rented properties and contact those owners specifically to inform them?

- ii. Recreation Hall Repairs – Update – Trish Hoagland
 - 1. Repairs are on schedule. Weather proofing is complete and they are about to move on to re-stuccoing.

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

- 1. Roger presented 2 Draft Budget versions:
 - a) The first assumes the Special Assessment passes – and -
 - b) The second assumes the Special Assessment does not pass (resulting in the need for a 20% overall HOA increase).

After discussion, it is the opinion of the FC that first version (Special Assessment passes) is the best available option as it provides schedule and Reserve Fund budget clarity for the next three years.

- 2. The “Special Assessment passes” version of the FY26-27 Draft Budget would see quarterly FY26-27 HOA fees of:

- a) \$825.00/Qtr - Operating Fund Assessment
 - b) \$125.00/Qtr – Reserve Fund Assessment
 - c) \$250.00/Qtr – Special Assessment for ODM Projects
 - d) \$1,200.00/Qtr – Total HOA Fee/Qtr for FY26-27**

- 3. The “Special Assessment does not pass” version of the FY26-27 Draft Budget would see quarterly FY26-27 HOA fees of:

- a) \$825.00/Qtr - Operating Fund Assessment
 - b) \$261.00/Qtr – Reserve Fund Assessment
 - c) \$0.00/Qtr – Special Assessment for ODM Projects
 - d) \$1,086.00/Qtr – Total HOA Fee/Qtr for FY26-27**

Note that if the Special Assessment does not pass the intent of the FC is to recommend in FY27-28 a HOA fee increase that will bring the Reserve Fund intake to the level necessary to fund the remaining ODM projects.

- 4. Reserve Fund – In future years the Draft Budget will no longer contain a line item for “Project Assessment. Instead, the FC (and Board) can expect to see two draft budget documents:

- a) The Operating Fund Budget - which will identify and estimate those items required to ‘keep the lights on’ (payroll, repairs and maintenance, utilities, insurance, etc) – and –

- b) The Reserve Fund Budget – which will identify and estimate all the planned capital (or on-going emergency) projects for the fiscal year.
 - c) The total of these two annual budget documents will enable the FC and Board to determine our overall HOA fees and identify the potential need for future Special Assessments.
- 5. There remains within the FY26-27 Draft Budget (both versions) a line item of \$50K to be used - if required - as a safety net for the restaurant. The actual need is unable to be determined after the FY25-26 season, as the required information is simply not yet available. This is a one-year only commitment.
- 6. Note: The FC FY26-27 Budget recommendation to the Board must be made by February 6th, 2026.
- iv. Roadhaven Financial Reports – Update - Roger Sanchez
 - 1. Financial Report as of December 31st, 2025 will be available for the next FC meeting.
 - 2. The 2025 Audit Report has been posted to the Roadhaven Portal.
 - 3. Future Financial Reports will show a monthly comparative of 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, Roger Schulz and Kyle Wommack will perform the Review and report back to the FC by the end of January. (Scheduled for January 5th, 2026)
- 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. (Scheduled for January 19th, 2026)
- vii. FC Subcommittee Review – Update – Trish Hoagland
 - 1. The subcommittee has pivoted away from raising funds for a Lift Truck to raising funds for digital speed signs.
 - 2. The necessary financial controls have been explained to the subcommittee chair.
 - 3. Kris Lucas will be invited back to the FC to report plans and progress to the next FC meeting.
- 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.

4. New Business –

- i. Insurance Policy – It was decided that any FC recommendation to alter the deductible level of our existing insurance policy will be left until after the Contracts Review to be held on January 5th.

5. Next Meeting – Friday January 16th, 2026, 1:00 pm – Location: Recreation Hall

6. Adjournment – at 2:20 pm - Motion to Adjourn

Moved by Roger Schulz

Seconded by Keith Beaurivage

CARRIED.

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

1451 – Asked the FC members to please introduce yourselves. The FC did so...

1191 – Suggestion – when speaking about 20% increase present it as yearly, not quarterly (or perhaps both). Kyle – we will put some focus on this idea in the upcoming Town Hall.

1191 – Comment - Board members can change, FC members can change – there is no guarantee that we will get back to back to back 20% HOA increases.

1514 – Can we do a Special Assessment to raise Reserve Funds? – A – No, Special Assessments must be for specific items/projects.

1514 – I am in favour of the Special Assessment. From what I hear discussed, if we increase HOA fees by 20%, why is the cost of the projects going up? Roger Sanchez – Please make an appointment and come to see me.

1108 – I want to commend this committee, the Board, Trish and Roger for the outstanding effort in getting the 61-page mailer out. It is now very clear how we got here, what we need to do, what our options are and what the recommendation is. This is tremendous transparency. Thank You. Second, people will read one way or another (SA or HOA Fee increases). This is the only way to do it. Third – I am willing to help get the word out...especially to absentee homeowners. A - Michelle – If we do not do the SA, outside forces (City, County, etc) may compel us to do these things, which may force us to the loans market. I don't want Roadhaven to be put at risk.

1650 – I find it appalling that since 2017 Roadhaven has been allowed to go to the toilet. I am very upset. You are voted in to help us out – but you have not fulfilled your fiduciary responsibilities. A – Barb/Keith – This committee prefers to not be focused on the past. We have identified the issues of the present, formulated two different funding approaches to complete the Outstanding Deferred Maintenance projects and recommended one of those approaches to the Board – the Special Assessment. As we look toward the future, and the objective of having these ODM issues solved, we ask two things of you and all owners at Roadhaven:

- 1) Examine the two funding options, and understand the implications of each – and –
- 2) Vote during the timeframe when voting is open. The FC recommends all owners vote in favour of the Special Assessment.

2074 – Lift truck – Where I worked, the maintenance on the lift truck was very high. The hydraulic hoses degrade very quickly. Please think about renting. A - Trish – Thank You.