



## Finance Committee (FC) – Minutes

Friday January 16<sup>th</sup>, 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  | √ |
| Roger Schulz         | √ |                |   |
| Michelle Morrison    | √ | Lynda Fennern  | √ |

In-Room Observers – 11; Zoom Observers - 1

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

Kyle made an announcement detailing appropriate behavior by observers.

### 2. Approve Minutes of Last Meeting – January 02<sup>nd</sup>, 2026 –

i. Moved by Barb Kirtz                      Seconded by Roger Schulz                      CARRIED.

### 3. Old Business –

#### i. Outstanding Deferred Maintenance (ODM) Projects – Update

##### 1. FC Special Assessment Action Plan – Kyle Wommack – Progress & Plans

- Kyle spoke at Coffee & Donuts on January 6<sup>th</sup>.
- Kyle spoke at the Town Hall, attended by 432 people, on January 8<sup>th</sup>.
- Trish will send the FC a list of dates for the bi-weekly Board Room drop-in sessions. A FC member should attend these sessions until the election results are known.
- The FC phoned all absentee owners and encouraged them to read up on the proposed Special Assessment vote in the upcoming election. Thanks to Al Levitre Jr for his assistance. Trish will provide an updated phone list in a few weeks, and the FC will decide at that time if further phoning is required.
- Trish reported that the physical mail-box stuffer has been created and placed.
- The FC will not form a subcommittee to raise awareness of the pending Special Assessment vote by knocking on individual doors within the park.

#### ii. Recreation Hall Repairs – Update – Trish Hoagland

- We have passed the engineering inspection.
- Work is nearly complete.

#### iii. FY26-27 Draft (V4) Budget – Update - Roger Sanchez/Trish Hoagland

- There has been no change to the two budget options presented at the last meeting.

2. Roger has re-examined the last few years of expenditures to further ensure the budget estimates are both realistic and fully supportable by historical fact.
  3. If the Special Assessment passes, Transfer Fees will remain at 4x the quarterly assessment.
  4. If the Special Assessment passes, Transfer Fees are the responsibility of the owner of record as of July 1<sup>st</sup>, 2026.
  5. Note: The FC FY26-27 Budget recommendation to the Board must be made by February 6<sup>th</sup>, 2026.
- iv. Roadhaven Financial Reports – Update - Roger Sanchez
1. The Financial Report as of December 31st, 2025 is not yet ready.
  2. 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. Annual Review of Insurance & Contracts –
1. Roger Schulz, Kyle Wommack and Keith Beaurivage performed the Annual Contracts Review on January 12<sup>th</sup>, 2026. Eight questions were posed via email to Trish Hoagland and Roger Sanchez, regarding items such as signing authority levels, insurance deductibles for small-ticket items, a specific contract clause relating to a commission, and the whereabouts of a contract that was there last year and MIA this year. Trish answered our questions.
  2. There were two recommendations going forward – to add a column to the cover sheet for the Contracts Binder to include the termination date – and – to make the following motion:
  3. Motion - That the Board consider directing Roadhaven Management to increase the insurance deductible level on our buildings from \$1K to \$25K as soon as possible without incurring cancellation fees or extra fees of any sort.  
 Moved by Keith Beaurivage                      Seconded by Barb Kirtz                      CARRIED.  
 Background Information – We expect to save \$7K annually on our insurance premium through this action, and Roadhaven has had one insurance claim in the past 5 years.
- 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 19<sup>th</sup>, 2026)
- vii. FC Subcommittee Review – Update – Kris Lucas / Trish Hoagland
1. Kris Lucas will come to the next FC meeting (February 6<sup>th</sup>, 2026) to report plans and progress.

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** – There was none.

**5. Next Meeting** – Friday February 6<sup>th</sup>, 2026, 1:00 pm – Location: Recreation Hall

**6. Adjournment** – at 1:27 pm – Motion to Adjourn

Moved by Michelle Morrison

Seconded by Barb Kirtz

CARRIED.

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

1108 – Question regarding buying-into the park. Do we know how our buy-in rate (Transfer Fee) compares to other parks (ours is 1 year of HOA fees). A – Trish – we are gathering that information.

2285 – We could also compare to places where residents do not own their land? (ie – rent). Their rental rates have gone up a lot over the past few years. So that should also be part of the comparative. A – Trish – we are also gathering that information.

1514 – Why are the projected (draft Budget) HOA increases higher (after a few years) than if we just pay the Special Assessment? A – This was an example, not a definite number. A – Roger Sanchez – Bob is correct, if we were to have consecutive 20% increases to the HOA fees, after a few years the Reserve Fund would be larger than if the Special Assessment passes. This is not our preferred path forward.

1514 – We should have contingency for the restaurant in the budget, but not contingency within the Special Assessment for Outstanding Deferred Maintenance (ODM). I don't think contingency within the Special Assessment is a legitimate thing to do. A – (Trish) – It is legitimate, and we have outside legal advice relating to our ODM projects list that this is both legal and prudent.