



ROADHAVEN RESORT HOMEOWNERS ASSOCIATION

Facilities and Improvement

Thursday, February 4, 2026

1:00PM / Boardroom

AGENDA

Attendance: Bill Irvin, Doug Adkins, Rich Nelson, Ken Proctor, Carl Thoutt (Liaison)

Management: Sarah Lindsay

Guests: Larry Duchscherer, Gisele Bann

I. Welcome

- a. Bill called the meeting to order at 1:00PM

II. Prior meeting minutes: January 8, 2026

- a. Motioned by Rich, second by Doug. Motion carried

III. Unfinished Business

- a. Club 5-year plans and possible future expansion requests

- i. Bill went over the printed copy of the 5-year plans for the clubs

and discussed future plans that are listed on the chart

- 1. Expecting pickleball and tennis to submit within the next

3 years

- 2. Fitness center expansion which should be a renovation

as they are removing the massage rooms in their space



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to provide additional work out space, this will not impact the exterior print of their space.

3. Woodshop breezeway falls into future planning as optional space for club usage. Not an active request, just preplanning to determine where space could be available to use.
4. The committee had a lengthy discussion of the importance of deferred maintenance and the current special assessment and how the funding would be allocated and help the infrastructure of the resort.

IV. New Business

- i. Standing Committee transition to Ad Hoc Group
 1. The committee members agreed that the group would best be utilized as an ad hoc rather than a standing committee.



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a. Motion to move facilities and Improvement

committee from a standing committee to an Ad Hoc committee. Ken made the motion, Doug second the motion. Motion carried.

2. The committee discussed future planning and how that would look in Roadhaven. This included topics on the reserve study, the 2018 long range plan that was conducted, new buildings in the future and that a specific group will be needed in order to think of the plans long term.

V. Next meeting: March 5, 2026

VI. Adjournment by Rich at 1:54PM

Motion Verbiage:

*May I please get a motion to approve (**Topic of motion requested**), (first approve), May I have a second? (Second approve). Is there any discussion from committee members? All in favor say Aye, Any Disagree say no, Motion has been carried.*