



BOARD OF DIRECTORS WORKING SESSION

Tuesday, January 13, 2026

10:00 AM – Dakota Room

MEETING MINUTES

Call to Order by Sherri Stewart, President at 10AM

Approve prior month meeting minutes (December 2025) presented by Sherri Stewart

First motioned by Cindy, Second by Dan, motion carried

Roadhaven Manager's Report presented by Trish Hoagland

- Will briefly talk about the Reserve Study
- Deferred Maintenance-going over the list to continue to educate residents
- Working on Mail stuffers
- General Updates- Phase II circulating pump and the Javelina in the resort

Financial Report presented by Roger Sanchez

- Accounting/ CFO / Treasurer will present at the board meeting, Not ready yet.

Unfinished Business

- CC&R- Ballots presented by Sherri Stewart
 - Petition Signers increase 100 to 20%
 - Special election schedule alignment with seasonal election
 - Seasonal hours for Rec Hall and Main Office
 - Discussed the verbiage will be neutral on descriptions to educate

New Business

- Written Consent presented by Sherri Stewart
 - Appointed Board Member
 - Sherri will read the consent form
- Rules and Regulations Readings presented by Larry Duchscherer
 - All-terrain vehicles
 - Discussion on the stipulations of these following golf cart classifications, Larry was asked to take back to the Rules and Regulations Committee the boundaries or limitations of driving these loud vehicles in the report and what about on the golf course?
 - Recreational Vehicles and size requirements
 - This is a housekeeping update to include the hitch and provide continuity across the governing documents.
 - Privacy Fencing
 - Owners may install a temporary, removable privacy screen on the property, not to exceed six feet (6') in height.
 - Privacy Screens are not allowed to be placed in Setbacks or Public Utility Easements
 - The privacy screen must be securely anchored for safety. Acceptable anchoring methods include weights, footers or blocks.
 - Privacy screens may not be screwed, bolted, or otherwise mechanically attached to the ground, buildings, walls, or any existing structures.
 - Screens must be constructed of wood, vinyl, or framed screen material and must be made of consistent material. Screens must be maintained in good condition.



- Privacy screens may be used only to create a private area and may not be used to conceal stored items.
- All privacy screens must be removed by May 31st at the end of the season, or if the resident will be away from the property for two (2) weeks or more.
- All privacy screens must have approval from the Architectural Department.
- Housekeeping changes
 - Explain what this means- Clarification to a existing rule without changing the intent.
- Emergency Preparedness presented by Carl Thoutt
 - Meeting is scheduled Jan 15th at 9AM in the boardroom. Will have more to report
- Board Liaison Reports presented by Board Members
 - Facilities and Improvement presented by Carl Thoutt
 - Went over the board liaison report of the recap of last committee meeting.
 - The committee is looking to define their purpose now that the pickleball expansion was denied. The committee was not designed to be project managers over the summer projects as the members are not year-round residents, so the members are confused and lacking the understanding of direction to remain a committee. The Board openly talked about options and usage for the committee and there is a need. This committee specifically works with clubs. On a continuous basis the committee members should be working with the clubs and understand their 5-year plans, know what is coming down the pipeline on club expansion requests, large changes to their allocated spaces. With Roadhaven being landlocked, this committee could develop a plan of all the potential areas that may be repurposed, restructured, or built for a future use and continued growth.
 - Finance presented by Lynda Fennern
 - Went over the board liaison report of the recap of last committee meeting.
 - Rules and Regulations presented by Larry Duchscherer
 - Went over the board liaison report of the recap of last committee meeting.
 - Nominations and Elections presented by Cindy Weingart
 - Went over the board liaison report of the recap of last committee meeting.
 - Rec Council presented by Dan Borders
 - Went over the board liaison report of the recap of last committee meeting.
 - Hospitality and Information presented by Cindy Weingart
 - Meeting today at 4PM. Will have a recap at Open Board meeting
 - Restaurant presented by Jayne Tiffany
 - Will meet with Jeff Pasker and Lori Leibel to inquire on the status of the restaurant in order to compile a report to residents.

Homeowner Open Forum (Three-minute limit per homeowner)

Gisele Bann-2285- Concerns with walking pet on leash, one resident said they had what is called an invisible leash, but it does not look like anything is there. Would it be likely for the restaurant vendor ask for money if she has a large revenue stream? Can they be asked to pay a percentage back to Roadhaven?

Eileen Chandler-1491- Using the AV request form and what is the current process? This is being reevaluated. Why is the restaurant not able to promote at the street? This was answered with the private property BYOB common areas rules, Emergency Preparedness- what is the scope? This is the initial meeting, just to form the group and plans.

Joy Krumvieda-2262- As an additional resident for extended years, it can be unsettling to be asked to obtain a new badge on an annual basis. It feels discriminatory.

Next Scheduled Working Session: February 10, 2026; 10:00AM in Dakota

Adjourn [motion to approve]

Dan, Carl at 12:52PM