



BOARD OF DIRECTORS WORKING SESSION

Tuesday, February 10, 2026

10:00 AM – Dakota Room

AGENDA

Attendance: Sherri Stewart, Carl Thoutt, Cindy Weingart, Lynda Fennern, Jayne Tiffany, Dan Borders, Larry Duchscherer

Management: Trish Hoagland, Roger Sanchez, Sarah Lindsay, Gina Gulla

In-person guests: 16

Zoom: 5

Call to Order by Sherri Stewart, President 10AM

Purpose: Board Working Sessions are to review and determine the Agenda and Topics for the next scheduled Open Board Meeting: February 17, 2026, 10:00AM in the Rec Hall.

Approve prior month meeting minutes (January 13, 2026) Motion presented by Sherri Stewart

- Motioned by Dan, Second by Cindy. Motion carried

Roadhaven Manager's Report presented by Trish Hoagland

- Deferred Maintenance
 - Express ways that the information has been communicated and continue to communicate.
 - South Rec Hall, Pool, Failure salt system
- General Updates
 - Proposed seasonal hours
 - Rec Hall has already unlocked, and AC is on to preserve equipment
 - Sarah read the numbers at Coffee and Donuts for the current electronic ballots being turned in
 - Trish asked the board about creating one more mailbox stuffer, which the board members discussed that it would be a good idea to further educate residents.
 - Trish will talk about the pond to provide updates at the Open Board meeting

Financial Report presented by Roger Sanchez

- Accounting/ CFO
 - Will go over January financials. Will be available by the Open Board meeting

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
 - All the above have been discussed each month and will continue to talked about in order to educate residents and encourage to vote.
 - Communication will also go out through all newsletters, ordering A-frame signs, and referencing at all meetings.
- Emergency Preparedness presented by Carl Thoutt
 - Provide the purpose
 - An Emergency Preparedness Ad Hoc Group was formed by volunteers from our community.
 - The group's goal is to begin developing a master emergency plan for Roadhaven Resort.
 - This plan is meant to prepare us for unforeseen emergencies and help keep everyone safe.
 - Because of the amount of research and detail involved, this will be an ongoing project rather than something completed all at once.
 - Planning to roll out at the start of next season



- Sarah was asked to add the QR codes for the city and county alert system to the open board meeting
- Expansion Procedures presented by Dan Borders
 - This will be a motion at the Open Board meeting. The full procedures were read, and it was expressed that the modifications are to make the process more efficient now that a club has progressed through which highlighted the missing points in the current procedures. This procedure will be removed from the Facilities and Improvement committee and be housed under the general information on the clubs page.

New Business

- Rules and Regulations Readings presented by Larry Duchscherer
 - 2nd Privacy Screening – will have motion after second reading at the Open Board meeting
 - **Privacy Screens**
 - 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 a **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**.
 - 1ST Capital Contribution
 - The board discussed the limitations versus the current amounts and discussed about lowering or keeping the same. The board all agreed that this will be placed on hold until after the election, will refigure to the March meeting. Remove from Open Board Meeting agenda for February.
- Board Liaison Reports presented by All Board Members
 - Facilities and Improvement presented by Carl Thoutt
 - Standing Committee to Ad Hoc
 - This will be motioned at the Open Board meeting
 - Finance presented by Lynda Fennern
 - Insurance recommendation- this was discussed at the prior meeting; this item can be removed from the Open Board agenda.
 - Restaurant recommendation- this is included in the budget; this item can be removed from the Open Board agenda.
 - Add to the agenda to include Payroll so Lynda can express the rumor of the HOA employment salary averages and the misconstrued information as it does not reflect properly on Roadhaven.
 - Add to the agenda that the Finance Committee provided 4 budgets for the board to review and will be motioned on at the AGM.
 - Rules and Regulations presented by Larry Duchscherer
 - Fee Structures
 - Parking
 - Add to the agenda the length of stay for the Open Board meeting
 - Nominations and Elections presented by Cindy Weingart
 - Rec Council presented by Dan Borders



- This item will be moved after Hospitality and Information so Cindy will complete both her liaison reports back-to-back
- Ticket sales by clubs
- Hospitality and Information presented by Cindy Weingart
 - Change the title of hospitality volunteer to Hospitality Ambassador
 - Lost Sales and Blue-Ribbon Program
 - Possible ad hoc group to be developed
 - Survey on rentals
- Restaurant presented by Jayne Tiffany
 - Reservations for valentines dinner
 - Closed Thursday nights
 - Promoting videos

Homeowner Open Forum (Three-minute limit per homeowner)

- Ron Sparks-1491- Will the quorum numbers change when delinquent accounts are determined? Yes the number will adjust to reflect accounts that are not eligible.
- Lisa Rouse- 2375- If a house sells and the ballot is sent, why is the ballot going to the prior owner and not the new owner? Dec 31 is the cut-off date per our documents. This has only impacted 2 lots so far.
- Kyle Wommack-1103- Capital Contribution; should be looked at this year rather than waiting until next year. I suggest keeping the rate at a flat rate for the 3-year special assessment then review after if necessary.
- Dana Rogers- 1580- Projected numbers are set for the reserve account. If the maximum goal amounts are reached in the reserve account, would the capital contribution be lowered? Or the HOA decreased? And if so, would this be promoted to the residents? We would continue to grow the reserves.
- Ron Sparks-1491- Chimed in with opinion to re-allocate funding to lower the HOA
- Bob Strain-1514- Appreciation for finance committee, Roger, and all the work on creating 4 different budgets. I suggest creating a cap on capital contribution. Also, when talking about the restaurant, be careful when speaking of ½ and ½ as this is skewed as 50% may have no interest.
- Ron Sparks-1491- clarification on the 10% turn over a year. Is it really 10%? Based on the numbers, it is only 5%. Roger and Trish will look into.
- Carla Schulz- 1474- clarification on the Special Assessment. Asked about the 4 types of budgets. Roger clarified that it is with and without the Special Assessment and with and without restaurant. Kyle then clarified that the costs will increase overtime and does not save funds based on not approving the special assessment.

Next Scheduled Working Session: March 17, 2026; 10:00AM in Dakota

Adjourn by Carl Thoutt at 12:59PM