



Finance Committee (FC) – Minutes

Friday February 6th, 2026 – 1:00 PM MST - Recreation Hall

- or - via Zoom Meeting:

<https://us06web.zoom.us/j/89096810244?pwd=XHwPkNUFgj8WZ4P7sEBawT19b3bxg5.1>

Meeting ID: 890 9681 0244

Passcode: 244028

Kyle Wommack – Chair	√	Trish Hoagland	√
Barb Kirtz	√	Roger Sanchez	√
Keith Beurivage	√	Sarah Lindsay	√
Roger Schulz	√		
Michelle Morrison	√	Lynda Fennern	√

In-Room Observers – 25; 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 16th, 2026 –

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

3. Old Business –

i. Outstanding Deferred Maintenance (ODM) Projects – Update

1. FC Special Assessment Action Plan – Kyle Wommack –

1. There have been 2 mailers.
2. Owners have been called (if they were out of the park)
3. There have been multiple Town Halls where Kyle / Trish / Roger Sanchez have made presentations and answered any questions that have come from the floor.
4. In general, people have been encouraged to vote on all the items on the ballot.
5. For a Special Assessment to pass, two conditions must be met – Quorum (60% of eligible membership must have voted) and Approval Majority (2/3rds of the votes cast must vote in favour). Failure to reach Quorum will result in a second balloting process with modified Quorum requirements (30% of eligible membership must have voted).
6. For changes to the resort Covenants, Conditions and Restrictions (CC&Rs) to pass, two conditions must be met – Quorum (50% of eligible membership must have voted) and Approval Majority (2/3rds of the votes cast must vote in favour).
7. After February 20th, Roger and Barb will comment on Facebook (Roadhaven Friends and Family) to encourage people to vote.

8. Trish will determine if there is a way to legally provide the FC with information regarding owners who traditionally do not vote in elections with the intent being to possibly contact them and encourage them to vote.

ii. Recreation Hall Repairs – Update – Trish Hoagland

The contractor plans to be back on February 9th to begin the stucco. After that, they will start repairs on the west side of the building.

iii. FY26-27 Draft (V5) Budget – Update - Roger Sanchez/Trish Hoagland

1. Roger presented the (V5) budget options. There are 4 options:

- a) With Special Assessment and Restaurant - \$1,200/Qtr
- b) With Special Assessment and no Restaurant - \$1,188/Qtr
- c) Without Special Assessment and Restaurant - \$1,086/Qtr
- d) Without Special Assessment and no Restaurant - \$1,086/Qtr

2. Motion - The FC recommends that the Board adopt one of two budgets for FY26-27.

Specifically, if the previously recommended Special Assessment passes, then the draft budget entitled “FY27 Budget Proposal V5 With Special Assessment” be adopted, resulting in a 5% increase to the quarterly HOA fees. If the previously recommended Special Assessment does not pass, then the draft budget entitled “FY27 Budget Proposal V5 Without Special Assessment” be adopted, resulting in a 20% increase to the quarterly HOA fees. Additionally, if it becomes apparent before the end of FY25-26 that the restaurant will not operate in FY26-27 the FC recommends that the \$50K allocation for the “RH Café” be dropped from all versions of the FY26-27 budget.

Moved by Keith Beurivage Seconded by Barb Kirtz CARRIED.

iv. Roadhaven Financial Reports – Update - Roger Sanchez

- 1. Roger presented the 2025-December-31 Financial Reports. Notably, we have 112 fewer golf memberships to date this season (Y/Y) resulting in a golf revenue drop of \$27K.
- 2. It was noted that a partial component of the Rec Council funds (‘Club Cash’) is included on the Balance Sheet. After questions and discussion, a recommendation was made to, going forward, either include all Rec Council funds on the Balance Sheet or none of them.

v. Inventory Audit Process Review – Update – Barb Kirtz

On Monday, January 19, 2026, Keith, Kyle and Barb reviewed the Asset Depreciation Report. The entries all appear to be in order and no discrepancies were found. Ten items listed on the Asset Depreciation Report were randomly selected to conduct a physical spot check review.

On Monday, January 26, 2026, Kyle and Barb did the spot check review. All the items were found.

This concludes the Finance Committee review of a portion of the inventory process for FY25-26.

vi. FC Subcommittee Review – Update – Kathy Lamesis

1. The One Way or Another group has raised \$550.00 to date. The goal of the fundraising is to purchase another speed sign for the park. There will be a ‘Music in the Rec Hall’ fundraiser on Feb 11th. \$10.00 will get you a ticket, and there will be a 50-50 draw.

vii. 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 –

5. Next Meeting – Friday February 20th, 2026, 1:00 pm – Location: Recreation Hall

6. Adjournment – at 1:48 pm – Motion to Adjourn

Moved by Roger Schulz

Seconded by Michelle Morrison

CARRIED.

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

1217 – Is there a threshold below which we cannot draw on the Reserve Fund for projects? A - \$700K.

1217 – Comment/Opinion – The restaurant is part of the uniqueness of Roadhaven. It costs each landowner \$0.12/day (\$4.00/month). Any funds given to the operator from Roadhaven should be characterized as contract labour, not as a payment to the owner/operator.

1108 – I’m concerned with singling out landowners who have not voted to provide them with focused messaging. I believe the better approach would be to have more general appeals to landowners encouraging them to vote. As an FYI, in the vote from the special election we had 250 paper votes and 500 electronic votes. Also – Sarah – please tell us the exact number of votes needed to pass the Special Assessment. A – Quorum for Special Assessment is 637 and if there were exactly 637 ballots cast 425 would have to be in favour for the special assessment to pass. If we do not achieve quorum on the first ballot, a second round of balloting would take place with quorum redefined as 30%.

1514 – Trish - Did the people who were not aware of the Special Assessment tell you why they were not aware? A – Trish – Yes, they said they do not pay attention to mail or email.

2285 – Is it possible to announce at the dances that there is an election going on? A – Yes – if the club is willing to give you the microphone for a quick announcement, then please do so.

2075 – When does the election end? A - 3:00 pm on Monday March 9th.

1075 - If we don't get the quorum necessary for the Special Assessment (60%), when would the next election occur? A – This has never happened before. The AGM on Tuesday March 10th – there would be an announcement made at that meeting.

1621 – How many people have no email or internet. A – there are only 5 properties for which Roadhaven does not have an email address.

2254 – Restaurant Liaison – I think your recommendations are very fair. Thank You.