



## OPEN BOARD MEETING

Tuesday, January 20, 2026

10:00 AM - Recreation Hall

## MEETING MINUTES

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

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

**Guests In person:** 56

**Guests Zoom:** 13

**Total:** 80

**Call to Order** by Sherri Stewart, President at 10AM

**Approval of Minutes** presented by Sherri Stewart

- Open Board Meeting December 16, 2025 Carl motioned, Jayne second, motion carried.

**Roadhaven Manager's Report** presented by Trish Hoagland

- Deferred Maintenance
  - Described list remains same and the one page that was placed in all mailboxes.
  - Where did the deferred maintenance list come from?
    - Late last season, we took a detailed look at the Association's prior reserve studies.
    - What we found led to on-site inspections, photo documentation, and a deeper review of key community assets.
    - From that work, the deferred maintenance list was developed, capturing items that were not completed on schedule or were only partially addressed.
    - Those findings were shared with the Board of Directors and the Finance Committee Chair over the summer and early fall.
    - The list was presented at the first Finance Committee meeting in November.
    - The committee requested it be reorganized to prioritize safety, liability, and assets at or beyond the end of their useful life.
    - That list has been shared with you, broken down by projects in year 1, 2 and 3 if the proposed special assessment is passed.
    - Because all items on the list represent necessary deferred work, the schedule remains flexible and may be adjusted if asset conditions changes or failures occur.
    - It's important to clarify that street resealing is included in the deferred maintenance list and there is no separate or additional special assessment planned for street resealing.
  - How were the costs developed, and who was involved?
    - Initial cost estimates came from the reserve studies.
    - To ensure accuracy and reflect current market conditions, costs were refined using input from a wide range of sources, including:
      - Professional contractors and long-standing vendor
      - A structural engineer
      - The City of Apache Junction's Development Services and Floodplain Divisions, along with FEMA partners
      - Legal counsel
      - Internal staff, including our Operations Manager, Golf Superintendent, and CFO.
      - We were also fortunate to benefit from the professional knowledge of several residents, who shared expertise in engineering, pools, plumbing, heavy equipment, and camera and network systems.
  - How is this information being shared with residents?



- On January 2, an email was sent to the community that included a link to the Elections page on the website, along with a PDF containing the deferred maintenance list, a project overview, and supporting photos.
  - To ensure everyone has access to the same information, a double-sided overview was placed in mailboxes on January 16 for those who may have missed the earlier email or meetings.
  - The overview also directs residents to where additional information about the deferred maintenance list can be found.
  - Consistent with last year's approach, the Finance Committee is hosting a series of Town Hall meetings to walk residents through the proposed operating budget for the upcoming fiscal year and the deferred maintenance projects that would be addressed if the special assessment is approved.
  - This process is already underway.
  - The first Town Hall was held on January 8, with 432 people in attendance in person and via Zoom. Additional meetings are scheduled for February 5th and March 5th.
  - These meetings provide opportunities for discussion and questions directly with the Finance Committee.
- General Updates
    - Phase II Pool repairs are still being worked on but hoping to near completion, Rec Hall South wall is progressing, and the columns start Monday, Javelina and Coyotes are prevalent to the land- cannot call animal control or fish and game to remove. Do not feed or water cats and dogs as it welcomes the Javelina and coyotes.

#### Financial Report presented by Lynda Fennern and Roger Sanchez

### Overall Result

DEC 2025 FINANCIAL SNAPSHOT

- Prior December: \$32,044
- Current December: \$4,103
- Operations remain stable and on budget, but cost pressures reduced surplus versus last year.

### Income Performance

DEC 2025 FINANCIAL SNAPSHOT

#### December FY26 vs FY25

- Total Income: \$315,919 vs \$314,272 (flat YoY)
- HOA income modestly higher
- Golf and Activities lower
- Revenue is steady and predictable; income is not driving variance

### Expense Performance

DEC 2025 FINANCIAL SNAPSHOT

#### December FY26 vs FY25

- Total Expenses: \$311,816 vs \$282,228 (+\$29,588)

#### Primary Drivers:

- Utilities - \$5,341
- Maintenance - \$6,106
- G&A - \$8,216
- Payroll - \$5,527

Message: December expense growth materially reduced monthly surplus.

### Summary

DEC 2025 FINANCIAL SNAPSHOT

- The resort is financially stable and operating close to budget
- Rising operating cost not income are the main challenge
- Maintenance and utilities are the biggest long-term pressures

#### This performance reinforces why:

- Reserve planning
- Deferred maintenance discussions
- Long-term funding strategies are necessary and appropriate

# LONG TERM CAPITAL RESERVE FINANCIALS

**CASH: \$2,139,446**

Roadhaven Resort  
INCOME STATEMENT  
LONG TERM CAPITAL P&L  
Start: 12/01/2025 | End: 12/31/2025

| Account                              | Current Period |        |          | Year to Date |         |          | Yearly Budget |
|--------------------------------------|----------------|--------|----------|--------------|---------|----------|---------------|
|                                      | Actual         | Budget | Variance | Actual       | Budget  | Variance |               |
| ASSESSMENT LONG TERM CAPITAL RESERVE | 38,691         | 38,691 | 38,691   | 232,120      | 232,120 | 232,120  | 464,282       |
| RESALE CAPITAL CONTRIBUTION          | 7,240          | -      | 7,240    | 40,280       | -       | 40,280   | -             |
| INTEREST CAPITAL RESERVE             | 2,968          | -      | 2,968    | 48,279       | -       | 48,279   | -             |
| RESERVE INCOME Total                 | 48,899         | 38,691 | 48,899   | 320,679      | 232,120 | 320,679  | 464,282       |

## Unfinished Business

- CC&R- Ballots presented by Sherri Stewart
  - Petition Signers increase 100 to 20%
    - **Amendment to Section 8.3 – Petition Signature Requirement**
    - **Proposed verbiage:** Amendments to this Declaration may be only submitted to a vote of the Lot Owners if the amendment has been proposed by the Board or proposed by written petition submitted to the Secretary of the Association and signed by the Owners of at least 20% of the total lots.
      - More Representative Support  
Requiring signatures from 20% of the membership helps ensure that a proposed amendment reflects broader community interest rather than a relatively small group of owners.
      - Encourages Meaningful Engagement  
Petitioners must engage with a larger portion of the community, promoting discussion, awareness, and collaboration before an amendment moves forward.
      - Helps Filter Limited-Support Proposals  
The higher threshold may reduce the number of amendments that advance without sufficient overall interest, allowing owners to focus on issues with wider relevance.
  - Special election schedule alignment with seasonal election
    - **Proposed Addition to Section 8.3 – Timing of Petitioned Amendments**
    - **Proposed verbiage:** If the amendment is proposed by petition, it must be submitted to the Secretary of the Association by December 1<sup>st</sup> of the current year to be scheduled concurrently with the seasonal annual election
      - Reduced Administrative and Election Costs  
Combining amendment votes with the annual election eliminates the need for separate special elections, reducing printing, mailing, staffing, and administrative expenses.
      - Higher Owner Participation  
Annual elections typically have greater turnout than special elections, increasing the likelihood that more owners will participate in amendment decisions.
      - Improved Awareness and Context  
Presenting proposed amendments alongside board elections and other annual matters allows



owners to consider all community issues at the same time, supporting more informed decision-making.

- Seasonal hours for Rec Hall and Main Office
  - **Amendment to Section 3.2(F) – Seasonal Resort Hours**
  - The proposed amendment to Section 3.2(F) removes the Rec Hall from the list of facilities closed during the summer months and the removal of the Main Office/Administration from seasonal resort hours.
    - Financial Responsibility
    - No additional funds would be added to the budget as a result of this change
    - Protection of Essential Infrastructure  
Keeping the Rec Hall operational allows for continuous air conditioning, which helps protect AV equipment, parquet flooring, and the security office from heat-related damage.
    - Facilitates Off-Season Meetings and Training  
Removing Administration (Main Office) from seasonal hour restrictions allows the Administrative Office to host staff meetings and conduct trainings during the off-season, supporting continuity, preparedness, and effective year-round operations.
    - Provides Summer Gathering Space  
Continued access to the Rec Hall gives summer residents a shared indoor space for meetings or informal gatherings, supporting community use during the off-season.

#### New Business

- Written Consent presented by Sherri Stewart
  - Appointed Board Member
    - WHEREAS Roadhaven Board of Directors acknowledged that with the unexpected resignation of the Board Treasurer, this position will be appointed to a resident with vast financial acumen effective immediately.
    - RESOLVED, the Board members consider appointing Lynda Fennern to Board of Directors, to be placed in the Treasurer's position to complete the appointed term ending March 2027.
    - RESOLVED, the Board members consider approval to appoint a resident with vast financial acumen to complete the remainder term ceasing March 2027. It is imperative to find an immediate replacement as the results of the upcoming election will not be known for several months, and there is no certainty we will have sufficient candidates with strong financial knowledge. In the meantime, the Board has already approved placing a special assessment on the ballot to support the deferred maintenance list our General Manager has been developing for months. Given the significance of this special assessment, it is essential that we have a Treasurer in place who can clearly and knowledgeably articulate the financial need behind it.
    - We welcome Lynda Fennern to the Board of Directors, serving as the Board Treasurer.
- Rules and Regulations Readings presented by Larry Duchscherer
  - Privacy Screening - First Reading
    - Owners may install a temporary, removable private 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
  - ATV's being classified as Golf carts and under review for driving in resort and on cart paths.
- Emergency Preparedness presented by Carl Thoutt
  - 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.
  - The end goal is to have:
    - A copy of the emergency plan in every common room,
    - A plan available for each home, and
    - Routine practice drills so residents know what to do if an emergency occurs.
  - Overall, this effort is about education, preparedness, and making sure our community is ready if we ever need it.
  - Our first meeting was this past Thursday, Jan 15<sup>th</sup>.
    - We are still looking for more volunteers to help with this Emergency Preparedness effort.
    - If you have experience in emergency management, first response, healthcare, safety planning, military, or related fields, your knowledge would be especially valuable.
- Board Liaison Reports presented by All Board Members
  - Facilities and Improvement presented by Carl Thoutt
    - Working on focusing purpose for committee moving forward, Will be reviewing the clubs 5-year plans
  - Finance presented by Lynda Fennern
    - Friday, December 19, 2025 – Finance Committee Meeting
      - Insurance: Possible savings of about \$2,000/year by increasing the building deductible from \$25K to \$50K (decision not urgent; renewal in July).
      - Rec Hall South Wall: Repairs ongoing; 7 inspections completed.
      - FY26–27 Budget: Working on Version 2; discussed options if the Special Assessment does not pass and restaurant backup plans.
      - Financials/Audit: RH financial and audit reports reviewed
    - Friday, January 2, 2026 – Finance Committee Meeting
      - Welcome: Lynda introduced as Board Treasurer & Finance Committee Liaison.
      - Full info emailed to all households (Jan 1)
      - FC attending Town Halls & Board Open Office Hours
      - Phone outreach, neighbor-to-neighbor conversations
      - Mailbox flyers and weekly newsletter updates
      - Rec Hall Repairs: On schedule; moisture barrier installed; next step is weatherproofing.
      - FY26–27 Budget: Reviewed scenarios with and without the Special Assessment; questions on admin, maintenance, restaurant request, reserves, and investment income.
      - Audit: December closing next week; Audit now posted on the portal.
      - Insurance: Discussed deductible options and whether formal motion is needed.
      - FC Subcommittee: Chose a smaller project (digital speed sign) to avoid fiscal year carryover; subcommittee to attend next meeting.
    - Friday, January 16, 2026 – Finance Committee Meeting
      - Special Assessment: Informational flyers placed in all mailboxes.
      - Rec Hall Repairs: Nearly complete.
    - FY26–27 Budget: Version 4 completed; proposed assessment amount unchanged.
      - Insurance & Contracts: Review completed; recommend a cover page noting auto-renewals and termination dates.



- Insurance Motion:
  - Recommend increasing building deductible from \$5,000 to \$25,000
  - Estimated savings: \$7,000 per year
  - No change to equipment deductible
  - Next Review: Inventory audit scheduled for January.
  - Finance Committee: Recommend adding members (up to 7) for succession planning and knowledge transfer.
- Rules and Regulations presented by Larry Duchscherer
  - Information/meeting topics presented at the monthly committee meeting: Generic rules for clubs. Golden Vista resort rules and Reg's. Enforcement Policy's and Fines. Review/discuss items in rule changes tracking document. Privacy screens and fencing. Dogs are running freely and waste.
  - Housekeeping Changes to Rules
    - Proposed housekeeping changes to the Rules and Regulations do **not** require a vote, as the intent and enforcement of the rules have not changed. Housekeeping updates are limited to clarification, formatting, and grammatical corrections to improve readability and consistency, without altering the meaning or application of the rules.
- Nominations and Elections presented by Cindy Weingart
  - 3 Candidate openings for this year's board election and there are 3 candidates:
    - Dan Borders, Jayne Tiffany, Sandra Magnan and this is the order they will be on the ballot. Sarah checked with legal and we still need to hold an election even though there are no extra candidates.
- Hospitality and Information presented by Cindy Weingart
  - Open shifts/ recruit new regular volunteers
  - New phone procedure- how to receive messages
  - Drone Video tour available especially if weather is inclement
  - If only one person available to be there, it's doable
  - Add location of visitors on Jot form so office knows which states/provinces
  - Need training coordinator and co-chair for next season
  - Next meeting March 10, 4:00
- Rec Council presented by Dan Borders
  - Motion made for Rick Strain to step up at Chairman of the Rec council after the resignation of the current chair. Dan motioned, Jayne second, motion carried.
  - Clubs are doing well financially.
  - The new deposit system for clubs is working well.
  - Most of the fundraiser's flyers and tickets have been completed for this year, with one club finalizing soon.
  - For the 26-27 season, Sarah asks all clubs to use the digital process for flyers and tickets. It is much quicker by taking out a step. The information first goes to Sarah, then it is sent to Activities. When Activities are finished with the flyers and tickets, they will go to the clubs.
  - All forms for the clubs are on the HOA Portal – Enumerate. Sign into the Portal/ Resources/Documents/Club Forms. If any club needs help finding forms or what to fill out, they can ask Sarah or Gina for help.
  - The Fitness Club is having a problem with people using the equipment without having membership and was looking for help or ideas. The suggestion is to start with putting a sign on the door, Members Only. The restrooms would still be open for anyone to use. Clubs have different rules for use, such as Woodworking where you need to join and get trained prior to using the equipment. Tennis and Pickleball have open-court times when anyone can use them. We asked Clubs to update their





webpages, putting cost or usage a little sooner on the webpage and not at the bottom. Also, if a sign is needed, they can work with Gina or Sarah.

- As far as Audio Visual needs, it has changed since last year. With the fundraisers, requests should go through Tracy at this time.
- Golf Advisory presented by Dan Borders
  - Now I will update you on the Golf Advisory Board. The Golf Advisory Board is not a committee or a club. It is a group of clubs with a common interest. So, each club, such as Partee Girls, Men's Club, Geezers, the Golf shop and others for golf, each have a representative that forms the Golf Advisory Board. We also have me as the board liaison and Gina has golf and the pro shop as one of her duties.
  - They look at all facets of the Golf Course, players, fundraisers, and jointly complete a 5-year plan for reinvestment, just like any other club. This year they completed their 5-year plan by the end of November and submitted it to the Rec Council.
  - They also work with Roger Sanchez, the CFO, to produce the fee structure for next season for a round of golf, punch cards, monthly memberships and yearly memberships. The goal is to have the Golf Course cover all costs except payroll for the golf shop workers and maintenance workers. Cost includes Utilities, regular maintenance, such as seed etc. and G&A, General and Administrative. This is in line with most other amenities in the Resort as the maintenance workers are not included in any amenities. These extra costs are greater, because the golf course covers so much area of the resort.
  - Currently one of the items they are working on is the former Marshall program. They have renamed it the Golf Assistant/Starter. The time of the day that we are focusing on is 4:00 pm and later. This is when we are having the most issues. All of this is designed to help keep pace of play moving on the golf course and to assist the players. If you are interested, go to the volunteer site of the Roadhaven webpage to sign up and to get a better idea of the responsibilities.
  - These are just a few things that the Golf Advisory Boards responsibilities.
- Restaurant presented by Jayne Tiffany
  - The Roadhaven Café will be adjusting its hours to better serve you. We'll be open Wednesday through Saturday from 7:00–11:00 a.m., with the kitchen taking dine-in and to-go burger and sandwich orders until 11:15 a.m.
  - We'll reopen for dinner from 4:00–7:00 p.m.
  - On Sundays, we'll be open for breakfast from 8:30 a.m. to 12:00 p.m.

#### **Homeowner Open Forum (Three-minute limit per homeowner)**

**Ruth Peterson- 1048-** Asked if the Seasonal hours can be posted and the dog rules be posted? The answer was the seasonal hours are in the CC&Rs, and the proposal is on the election page of the website. The dog rules have not changed; it was only the initial discussion by the Rules and Regulations committee.

**Deanna Dawson- 1282-** Questioning garbage; green bins fill up very fast, would be most efficient to use the household trash bins first. Answer yes if it is household trash.

**Steve Charlton- 1643-** Who pays for club equipment? Clubs pay for equipment.

**Brian Weldon- 2109-** Are there bids for maintenance jobs, More than one bid? Trish has more than enough bids, one job has 7 bids.

**Dayle Denton-2386-** How to know the difference between animal deposits? Trish responded that dogs, Javelina, and coyotes deposits look similar, too difficult to tell the difference.

**Judy Brand- 1521-** For the special assessment, is there a detailed breakdown on how the funds plan to be allocated and during the work, will it be updated on the costs. Trish said the current planned breakdown is on the election page. For the work being done it will be tracked and announced in some fashion.

**Don Mahlberg-1621-** Do we need the pond? Trish said yes for draining plans in the resort.

**Ruth Peterson- 1048-** Fitness center has the restrooms inside and open to the public, When excess funds in the special assessment is not used, where will the funds be applied? Will they go to other maintenance projects or reserve funds? Trish said that balance sheet is provided. Then Ruth asked about the restaurant and the 50k, it is not determined.



**Roger Stewart-2217-** People yelling at the golf shop workers need to be educated on the anti-harassment in place in Roadhaven, it is a CAT 1 and should be fined for that behavior.

**Carol Adamski-2065-** question on the screens. Do they have to be seen through? Larry responded the verbiage will be set.

**Sharon Gamble- 1607-** Do you have 75k allocated on the budget to the restaurant? It is currently at 50k, and it has yet to be approved.

**Sandra Magnan- 2380-** is the Facilities and Improvement Committee only going to meet if they have a task for a club expansion? Carl stated that they will continue to meet and review club 5-year plans for future expansions or renovations. She then asked if the funds are not fully used on the special assessment will it move to reserves and then be used after the 3 years? Dan stated that the goal is to use the interest gained in the reserve funds for allocated maintenance.

**Val Sheehy- 2275-** The restaurant is not a true amenity, she covers all the costs with free rent and equipment, it is not a good investment.

**Keith Beaurivage- 1282-** if we were to hire staff for the restaurant and pay for the insurance, workman's compensation, equipment, what is the difference of allocating the 50k which could be less then the cost we accrue.

**Pat Mahlberg-1621-** Do we pay the food trucks to come into the resort? No, we do not pay them.

Ruth Peterson-1048- If the food trucks ask for money, would we pay it? Dan said we have valid points and discussions on both sides, the ones who favor and the ones against. The board will take all the feedback and determine the conclusion by voting.

#### **Next Meeting (February 17, 2026)**

**Adjourn** Dan motioned, Cindy second, motion carried. 11:48AM

#### **Motion Verbiage:**

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