



OPEN BOARD MEETING

Tuesday, February 17, 2026

10:00 AM - Recreation Hall

MEETING MINUTES

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

Management: Trish Hoagland, Roger Sanchez, Sarah Lindsay, Gina Gulla, David Rich, Susie Redmond

In-person guests: 58

Zoom: 14

Call to Order by Sherri Stewart, President at 10:01AM

Approval of Minutes presented by Sherri Stewart

- Open Board Meeting January 20, 2026
 - Dan motioned, Larry second. Motion carried

Roadhaven Manager's Report presented by Trish Hoagland

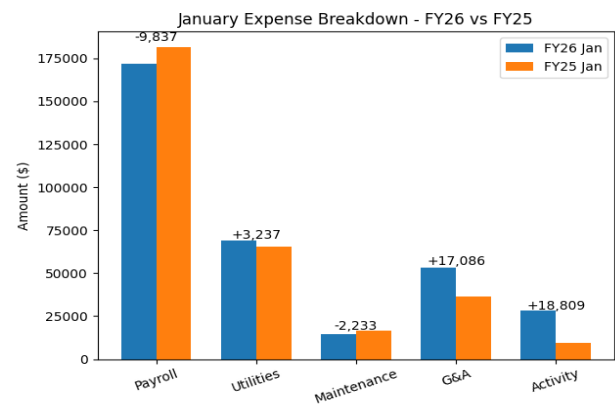
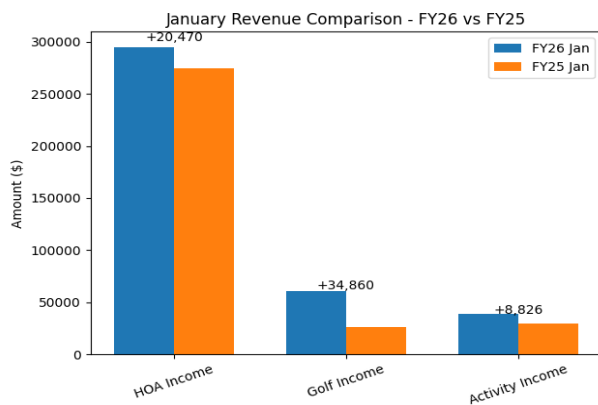
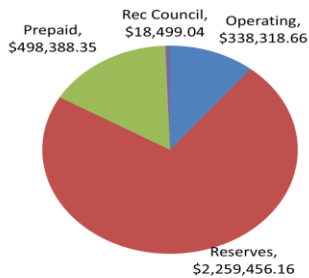
- Volunteer Shoutout
 - We extend our heartfelt gratitude to two outstanding volunteers, Mike Kramer and Ken Proctor, for their unwavering support of Roadhaven's audiovisual needs. From major shows and dances to fundraisers, state parties, the Saturday Marketplace, and church services, they dedicate countless behind-the-scenes hours to ensure our events run smoothly. Their commitment is essential to the success of our community gatherings, and we sincerely thank them for the time and talent they continue to give to Roadhaven.
- South Wall of Rec Hall Update
 - The contractors have been shoring and repairing the columns to the west and still need to complete the stucco work on the south wall.
 - The ninth engineering inspection was completed and passed last week.
 - Weather permitting, work should be wrapping up next week
- Proposed CCR Amendment - Seasonal Resort Hours
 - This amendment removes the Rec Hall and Administration Building from the seasonal-hours language in the CC&Rs. The Rec Hall is already temperature-controlled year-round to protect flooring and equipment, and it remains unlocked during the summer for access to the AED, emergency phone, and restrooms—so allowing limited resident use would not create additional costs. The Administration Building already operates year-round, with no changes to staffing or services. Overall, the amendment updates outdated language and provides practical operational flexibility without requiring future revisions.
- Lake Liner
 - The lake liner on hole 8 is a key part of Roadhaven's private stormwater system, which we are responsible for maintaining without outside funding. The City has been involved early in the planning process and requires confirmation that the work will be a like-for-like replacement with no changes to drainage or water flow. The project must be done during dry season with a rain contingency plan, which is why it is scheduled for year three.

Financial Report presented by Lynda Fennern

- Accounting/ CFO presented by Roger Sanchez
 - Both presented slides in graph form to make easy to understand through visual fractions.



Cash Balances
As of 01/31/2026



Unfinished Business

- CC&R- Ballots-votes on action presented by Sherri Stewart
 - Seasonal hours for Rec Hall and Main Office
 - Special election schedule alignment with seasonal election
 - Petition Signers increase 100 to 20%
 - Sherri read the proposed pros and cons that have been presented each month and encouraged residents to use the election page of the website to become educated and to vote.
- 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.
 - We are at the point where we will need Block Captains
 - Responsibilities include:
 - Communicate with Designated Emergency Crew via provided radios
 - Wear Designated Emergency Crew Vest to visually alert residents as an authorized block leader
 - Communicate to all residents on assigned block of emergency procedures and direct them to follow and comply



- Assist residents to remain calm through organized procedures in unexpected crisis
- Follow evacuation or shelter instructions from authorities
- If you are interested in being a bock captain, please email the board.
- Here are two QR codes that we highly recommend signing up for. This is the Apache Junction City emergency alert system and the Pinal County emergency alert system.
- City and county alert systems:



- Expansion Procedures presented by Dan Borders
 - Dan read the full expansion procedures and highlighted the following updates
 - Club expansion requests can only be submitted **once every three years** and must include **one proposal only (no options)**.
 - The entire process must be completed **within one season (November–March)** and cannot extend past March 31.
 - The **Rec Council coordinates all requests**, and both the **Facilities Improvements and Finance Committees review projects at the same time**.
 - Clear **14-day review timelines** are established for each step of the process.
 - The **Board and General Manager have final authority** to approve, deny, or send the proposal to a membership vote.
 - A **Town Hall presentation is required** before final Board action.
 - This update clarifies timelines, limits proposal frequency, and strengthens oversight and review procedures.
 - Carl motioned, Larry second. Motion carried

New Business

- Rules and Regulations Readings presented by Larry Duchscherer
 - 2nd Privacy Screening
 - **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.**
 - Cindy motioned, Lynda second. HOLD- not carried.
 - Discussion from membership included verification of the screens being free standing and not roll down from awnings, year-round residents- can these screens stay up, or do they need to be removed after seasonal ending? Motion placed on hold as Rules and Regulations needs to review the verbiage for year-round usage regulations.

Rules and Regulations **Liaison report** presented by Larry Duchscherer

- Current rules being evaluated
 - **Fee Structure**
 - We are amending the fee structure to make it more relevant, transparent, and easier to understand. Over time, certain fees have become outdated or unclear, and this update is intended to better align with current services, usage, and operational needs.
 - **Parking V.B.2.D**
 - **Current Verbiage:** Vehicle parking is permitted on patios when the vehicle is covered and the living quarters are not occupied; and by summer residents between May 1 and September 30 of each year, whether covered or not. Patio parking year-round, covered or not, is allowed on those lots too small to allow alternative parking and designated by the Architectural Rules and Regulations as Type "C" lots. No parking is ever permitted on landscape areas.
 - **Change to:** Residents may park vehicles on patios or under awnings provided the total number of vehicles on the lot does not exceed the maximum number permitted by community rules.
 - Vehicles parked on patios or under awnings must not extend into or obstruct common areas, roadways, neighboring property, or Public Utility Easements (PUEs) All parking must comply with the Architectural Rules and standards.
 - Parking is strictly prohibited on landscaped areas at all times.
 - **Additional Resident**
 - **Rules and Regs III Definitions 16 Page 6**
 - "Additional Resident" is a person not on the deed who is residing in the unit with the homeowner. Homeowner must be checked in and residing for the additional resident to reside. Maximum of two people residing in the unit. An Additional Resident form must be completed for the additional resident. An additional resident ID badge is sold to the homeowner for any new additional resident added to the home account. *Homeowner must register their additional resident each season.* Current additional residents may obtain an updated badge each season at no charge when they exchange the previous year's badge.
 - **Reason for change:** Homeowners are not advising the Main Office when an additional resident status changes.
 - **Rules and Regs V General A Registration/Badges/Guests/Third Party Occupancy 4. Length of Stay: Page 9**
 - **Length of Stay:** Guests are welcome to visit Roadhaven for limited periods not to exceed fourteen (14) days during any one (1) visit, with not less than a ten (10) day break between stays. Total stay not to exceed twenty-eight (28) days in any one (1) Roadhaven park year. Registered guests are allowed on the property only when their resident host is present. Roadhaven is designated as Housing for Older Persons, and the rights of the senior residents must be respected. When guests of homeowners or renters arrive with an RV, it must be understood that Roadhaven cannot provide overnight parking for the RV in any Common Area.



- **Reason for change:** This is to clarify that residents must be checked in and residing in the same unit when the resident's guest is on site.
- Board Liaison Reports presented by All Board Members
 - Facilities and Improvement presented by Carl Thoutt
 - Standing Committee to Ad Hoc
 - In the last meeting the committee members agreed that the group would best be utilized as an ad hoc rather than a standing committee. We would gather when expansion requests are received from management, Board, or clubs.
 - Cindy motioned, Jayne second. Motion carried
 - Finance presented by Lynda Fennern
 - Payroll
 - Discussed the rumors of what an HOA salary is, these are not applicable to all HOA's. Consider the amenities and the service.
 - Budget recommendation to Board for AGM
 - The Board will have 4 to review and select from. Once the Special Assessment is determined, it will decrease the option to two budgets.
 - The board will vote at the AGM
 - Nominations and Elections presented by Cindy Weingart
 - For the 2026-2027 year, our candidates are.... Dan Borders as incumbent, Jayne Tiffany as incumbent, and Sandra Magnan.
 - 2 observers have been selected by the Nominations and Elections committee to observe the ballot counting. These two individuals are not recording, talking, or disrupting the process.
 - The two residents are.... Joy Krumvieda and Barry Baumgardner.
 - Went over quorum amounts and that the Special Assessment quorum is higher
 - Hospitality and Information presented by Cindy Weingart
 - Change the title of hospitality volunteer to Hospitality Ambassador
 - The volunteers' titles are changing from Hospitality Volunteer to Hospitality Ambassador.
 - Lost Sales and Blue-Ribbon Program
 - The Blue-Ribbon program has resurfaced. This initiative set standards for rental properties—when met, units were approved to be listed on the website and received a window display. Originally driven by residents, the program aimed to enhance rental satisfaction by ensuring units were clean, fully furnished, and well-stocked. This created a positive experience for guests and could also appeal to prospective buyers.
 - Rec Council presented by Dan Borders
 - Roadhaven Bobbers Group
 - We have added a new Group – The Bobbers. They have no dues and will not have a fundraiser. They meet most days between the times of 1-4 at the phase 1 pool. They will welcome people to the pool area in a welcoming environment. More information will be included in the weekly activities email.
 - They added 1 new member and lost 1 member. Still looking for 2 additional people to join the Rec Council.
 - Why there are not tickets for the Club Fundraisers – We want Tracey to do the activities job, not to do accounting of selling tickets. Clubs have many opportunities to sell their tickets.
 - Sarah asked all the clubs to fill out to update information as the web page is getting updated over the summer. She would like all completed by the time the leaders of the clubs leave for the season. If you have questions or need a form for your club, please contact Sarah.
 - Glass Crafters requested a glass saw for \$1000. It was approved and will be paid for from the club.



- Fitness club was approved to purchase a new treadmill, free weights, resistance bands and a laptop to keep their information, for a total of \$11,200, which the club will pay for. This was approved.
- Art club requested to renovate the West Art room with new counter tops, cabinets and painting for \$9392, which also will be paid by the club. The was approved.
- Pickleball requested to have a 2nd fundraiser on Feb 24, 25, 26th. They plan to sell burgers or hot dogs. This is an in park function. More to come.
- Pickleball also volunteered to help with set up and takedown of events, at no cost, not to affect other clubs that do this for fundraising.
- Restaurant presented by Jayne Tiffany
 - Roadhaven.com
 - Link to Facebook and google calendar for daily specials on menu
 - No More Thursday night dinners

Homeowner Open Forum (Three-minute limit per homeowner)

- Al Levitre-1108- On the quorum requirements, 1060 lots were stated in Roadhaven, does this include the lots owned by Roadhaven? Response was no; they are not included. Al also explained that although the Board speaks in the meeting of being in favor of the votes on action, The supporting documentation provides both views to support and disagree so residents can make an informed decision.
- Kyle Wommack- 1103- If the Special Assessment does not pass, if the second election was to take place it would be a special election and additional costs would be occurred.
- Pam Petersen- 1304- How did the petition signing increase get onto the ballot? The board responded that the proper form was completed and the board reviewed and deemed it was suitable. Pam said that she has submitted 3 contact the board requests and have had no response. The board said we will look into.
- Ruth Peterson- 1048- Would like to have the Roadhaven badges have Hospitality Ambassador printed on them so it would be recognizable
- Bob Strain-1514- Questioned the former voters and reason for the cut off, if it was located in a governing document. The board said it is in the documents, cannot pin point at this moment, but can follow up. A cutoff date is needed in order to prepare the post cards that are required to be mailed within specific timeframes, as well as the auditing, preparing, and printing documents for election. This has only impacted 2 residents this season.
- Joe Turner-1081- what happens to the board candidates if quorum is not met? Would the candidates still be placed on the board? This would have to be looked into and confirmed if a re-election would be required.
- Ruth Peterson- 1048- The blue-ribbon program, not in favor of this program as it puts too much pressure on those that rent out their properties, the reason purchases are down may be due to the increased buy in as it is much higher than surrounding properties. Trish said that blue ribbon is not mandatory, it comes from feedback and multiple complaints of bad rentals. This program may encourage to make it a great experience.
- Roger Haines- 1191- Attest to the Red-Ribbon program as he was a part of the establishment previously, not all rentals are clean or equipped. This program can be revised but cannot operate without volunteers and someone to spear head the program.
- Pam Petersen- 1304- Has an audit been completed this year? Roger explained that the audit was already completed and this next will be a review. Pam asked if the same company is used each time? Yes the company is the same however the auditor is not assigned and will be from the company.
- Don Mahlberg- 1621- Additional residents vs guests, what is the difference? Susie was able to answer. Don said the limit of residents in a unit is 2, other than guests, no one should be in the unit. Follow the rules.
- Karen Stoffers- 2015- Since there are bad rentals, we should be able to submit reviews on the rentals that are online, then the purchaser could read honest feedback prior.
- Ruth Peterson- 1048- Rentals that are on the website are outdated. The website needs to be updated.
- Pam Petersen- 1304- Why are we looking to budget 50K for the restaurant if she is not paying rent, utilities, or purchasing equipment? The vendor knew going into it that she needed to support this, not on Roadhaven. Dan



responded saying we do not have enough information to determine if the funds are needed. If they are not, then the funds can be transferred into the reserve account.

- Ruth Peterson- 1048- The restaurant will not make it due to inconsistent hours. It was talked about that demands drive hours. If no one is there, why pay staff? The vendor works very hard to meet needs of Roadhaven residents.
- Lori Liebl- 2135- The vendor has been a business owner for years and is very strategic and plans for success and manages to stick to budget.
- Bob Strain-1514- clarification on the requirements of the petition

Next Meeting (March 24, 2026)

Adjourn at 11:32AM

- Dan motioned, Larry second. Motion carried