ROADHAVEN RESORT

Open Board Meeting - Meeting Agenda

Roadhaven Resort HOA

November 17, 2026 | 10AM | Rec Hall

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF PRIOR MINUTES

IV. INTRODUCTION – Sherri Stewart

V. MANAGER'S REPORT – Trish Hoagland

VI. FINANCIAL REPORT – Lynda Fennern

VII. LIAISON REPORTS – Board Liaisons

VIII. OLD BUSINESS

a. None

IX. NEW BUSINESS

a. Board Laptops for meetings
b. Policies & Procedure Updates
c. CC&R Ballot topics
d. Board open office hours
e. Summer board meeting approvals
f. Homeowner Correspondence
g. Unanimous Written Consent

X. OPEN FORUM – MEMBERSHIP COMMENTS

XI. NEXT MEETING

December 15, 2026 | 10AM | Rec Hall

XII. ADJOURNMENT

Meeting Link

Zoom Meeting ID: 963 662 6197 | Passcode: Rh2k25

Roadhaven Resort
Special Assessment Projects Status Report
As of September 30, 2026

Project Description	Year	Budgeted Amount	Percentage Complete	Total Estimated Spend	Project to Date Spend	Better / (Worse) than Budget
Isolation Valves	1, 2	150,000	50%	75,000	68,255	6,745
Fire Hydrant Replacement	1, 2	60,000	50%	30,000	35,940	(5,940)
Network Switches	1	31,000	**100%**	31,000	31,325	(325)
Salt Cell System Phase II	1	22,360	**100%**	22,360	26,062	(3,702)
Phase I and Phase II Sand Filters	1	18,045	**100%**	18,045	24,595	(6,550)
Reseal Streets	1	185,968	**100%**	185,968	185,968	-
Heat Pumps, Gas Packs, Mini Splits	1	96,500	**100%**	96,500	77,341	19,159
Boom Lift	1	30,000	0%			
Aerator	1	45,000	**100%**	45,000	45,462	(462)
Greens Mower	1	23,000	0%			
Block Wall Assessment	1	14,000	**100%**	14,000	9,777	4,223
Culvert Repairs	1	340,000	**100%**	340,000	250,500	89,500
Cameras and Cabling	1	90,000	**100%**	90,000	93,191	(3,191)
Phase I Aquatic Building Moisture Barrier	2	100,000	0%			
Golf Course Irrigation Timers	2	25,000	0%			
Rec Hall Ice Machine & Condenser	2	8,000	**100%**	8,000	6,900	1,100
Concrete Repairs -Common Areas/Canal	2	12,000	0%			
Exterior Paint Common Area Buildings	2	76,289	10%	7,629	4,360	3,269
Windows and Screens	2	24,005	0%			
Phase II Pool/Spa Resurface	2	63,800	**100%**	63,800	73,487	(9,687)
Phase II Deck	2	45,000	**100%**	45,000	71,150	(26,150)
Chemical Spray Tank for Golf Course	2	10,000	0%			
Water Fountain Replacements	2	9,000	0%			
Seed Spreader	2	8,425	**100%**	8,425	9,890	(1,465)
Interior Paint	2	10,325	0%			
Tee Box Screen Replacement	2	7,478	0%			
Common Area Flooring - Carpet/Vinyl	2	29,271	0%			
Bridge Structural Evaluations	2	15,000	0%			
Used Golf Carts	2	38,874	0%			
Restaurant Equipment	2	75,381	25%	18,845	3,420	15,425
#8 Lake Liner/Asphalt/Concrete	3	1,200,000	0%			
3 Year Contingency		316,279	0%			
Total		**3,180,000**		**1,099,572**	**1,017,622**	**81,950**