

ROADHAVEN RESORT
Homeowner's Association

Minutes
Open Board Meeting
Tuesday, March 25, 2008

Meeting called to order at 0830 by President Don Conrad

Members Present; Don Conrad, Norm Main, Keith Togstad, Jerry Melby, Jim Goebel, Wayne Goetz, Vern Lemons, and Nat Sojourner.

Excused: Joanne Endres

Nat Sojourner has Joanne Endres Proxy

A memo was sent a few weeks ago regarding time of board meeting. 141 returned in favor of Tuesday AM meetings. 92 returned in favor of Tuesday PM meetings. Meetings will continue on Tuesday AM.

Norm Main gave a presentation regarding reasons for the need to increase the assessment fees.

PROPOSED SOLUTION INCREASE QUARTERLY ASSESMENT BY \$30.

ASSUMPTIONS:

- \$30 QTR WOULD GO DIRECTLY TO RESERVE FUND
- THIS WOULD GENERATE RATE APPROX \$120,000
- THE ADDITIONAL MONEY WILL BE USED TO COMPLETE THE 3 PROPOSED PROJECTS FOR FY2009, I.E., SOIL STABILIZATION OF GOLF COURSE LAKES, EXPANSION OF FITNESS CENTER AND WIFI NETWORK
- BASED ON PROPOSED SCHEDULES FOR THESE PROJECTS AND THE PROJECTED CASH FLOW, THE YEAR (FY2009) END RESERVE FUND WOULD BE APPROX \$176,500
- THE ADDITIONAL \$30 QTR WOULD CONTINUE TO FLOW INTO THE RESERVE FUND IN THE FOLLOWING YEARS TO PLAN & COMPLETE OUR ROAD RENOVATION PROJECT USING A PHASED APPROACH WITHOUT HAVING A SPECIAL ASSESSMENT FOR PROJECT

Norm made a motion to:

- Rescind the motion regarding special assessments at the March 4, 2008 meeting.
2nd Jim Goebel. Discussion, Question, Motion Carried.

Nat Sojourner made a motion:

- The cost to fix Lakes 1 & 2 using the Soil Stabilization Method, capital improvements, and the WIFI network shall be added to and funded in the FY2009 Budget.
- The project shall be contracted when FY2009 funding is available to allow construction
- The annual assessment shall be raised \$120.

2nd Jim Goebel. Discussion, Question, Motion Carried.

Fitness Center

Due to the redesign and drawing preparation there will be more information to follow in the fall.

Keith Togstad made a motion to:

- Approve WiFi Task Force Group to Proceed with procurement and installation of WiFi.

John Schrand
Clark Goldthorpe
Keith Togstad
Diane Mykyte

2nd Vern Lemons, Discussion, Question, Motion carried.

Meeting opened for comments from the floor.

Larry Orick, 2026 Seminole, asked that Don Snyder keep lakes full.

Don Hammond, 210 Shawnee, will we know by the fall if will we have WiFi?

Diane Mykyte, 2610 Seminole responded to Don Hammond's question. The WiFi is expected to be in beta test November and December and will be available for use by residents. Fees will be imposed starting in January 2009.

President Don Conrad stated the funding will be returned to the HOA.

Will Jorgenson, 303 Shoshone, Will reclining the lake work? Do you have a guarantee? Discussion followed, Board responded.

The company has performance bond and there will be a legal contract.

Roger Widner, 2673 Seminole, Concerning Lake, lack of water, has been going on for the last 16 to 18 years. Will the water be cut off in future years?

Jo Taylor, 519 Cheyenne, commented on this is a desert state. Consider the use of water to fill the lake. Don Conrad responded. Do we need to fill the lake in the summer?

Roger Langer, 212 Kiowa, there is a canal running by the lake; will we be losing some of the material used in this project? Should be consider other projects? Responded by the board, that there will be concern and they will be discussed and followed up.

Roger Widner, 2673 Seminole, From the Green Room, when you look south of the lake it is beautiful, look north of the lake is distorted.

Keith Togstad made the motion to adjourn, seconded by Vern Lemons.

Submitted by:

Approved By:

Shari Kohoutek
Acting recording secretary

Don Conrad
President