

# *Roadhaven Resort*

Homeowner's Association

## **Minutes**

### **Open Board Meeting**

**Tuesday, April 1, 2008**

Don Conrad, President called the meeting to order at 8:30AM. Next scheduled Open Board of Directors Meeting, **Tuesday, November 18, 2008, 8:30am – Recreation Hall**

Board Members Present: Don Conrad, President, Norm Main, Vice President, Jerry Melby, Jim Goebel, Wayne Goetz, & Nat Sojourner. Excused, Joanne Endres, Secretary, Keith Togstad, Treasurer, & Vern Lemons. Voting Proxies: Jerry Melby for Keith Togstad and Nat Sojourner for Joanne Endres and Vern Lemons.

Nat Sojourner made a motion to approve minutes of March 25, 2008. Seconded by Wayne Goetz. In favor of motion: Don Conrad, Jerry Melby, Jim Goebel, Norm Main, Wayne Goetz, & Nat Sojourner. Against: none (Minutes attached)

Norm Main presented the Finance Report. (Finance Report attached) Motion to accept report by Jim Goebel, Seconded by Jerry Melby. . In favor of motion: Don Conrad, Jerry Melby, Jim Goebel, Norm Main, Wayne Goetz, & Nat Sojourner. Against; none (Report attached)

Correspondence was read by President Don Conrad:

(Synopsis of content below, complete letter on file and available for review)

- Terry Hurm requested report on Garden Shop being open using honor system.
  - Don Snyder, Manager responded very nicely, only items missing probably will be returned. Some homeowner is taking time to straighten up the place at different times. Greatly appreciated. Thanks
- Terry Hurm wrote that Mr. Shide will be leaving us in April and there was a rumor the position had been offered to James Hall. Is that correct?
  - Don Conrad responded no, the position will remain unfilled and Don Snider will perform the functions as Head of Security.
- Steve and Judy Louia E-mailed an opinion on the proposed \$200,000 expenditure. They expressed their opinion that it was foolish to spend such a large amount of money and to put them down as opposed.
  - Attorney opinion expenditures either through reserve fund or special assessment. Board last week approved reserve Fund method.
- Bill and Jo Taylor express their opinion that we live in the desert and we should conserve water and just leave the lakes to nature.

- Jill and Rex Bartlett, 513 Cheyenne, the main point expressed was Think water conservation this is the Sonora Desert Country. The also included an article from the East Valley Tribune newspaper.
- Muril Proctor, 2342 Wala Wala, I live by the 6<sup>th</sup> green. The golf Course is really sad in this corner. The strip of grass the young men mow over and over has become a muddy mess. I wonder if we have a knowledgeable person in charge of the golf course?
- Larry and Jenny Lindsey, 2608 Seminole, I have lived here six years ad never seen the golf course look so bad ... For the money we are paying the greens keeper seems this course should be in better shape than it is.
- Ernie Mykyte, 2610 Seminole, Boards in the past have made mistakes and I am sure they will in the future.
  - It was a mistake to pass a motion to ask for a special assessment to line the lakes and at a closed meeting to decide to increase the monthly dues.
    - Don Conrad responded the vote was at the last OPEN board meeting 3-25-2008.
  - It is however a mistake to not take the attorneys advice and allow the ballot to go to the people.
    - Don Conrad responded the attorney's advice to the Board said or CC&Rs allow for either funding option and the Board selected the option allowed for in CC&R Paragraph 6.3.
  - Cursory research indicates liner can be purchased for 33 cents a square foot so cost of the liner and installation should not exceed \$66,000.
    - Don Conrad responded we will go for a competitive contract.
  - The other mistake is the expense and quality of general maintenance of the golf course. How can the Board justify the cost of the work provided by the present contractor? I simply want the work done professionally at a fair price.
  - I applaud your decision to proceed with WiFi in the park. And expanded fitness center

Don Conrad recognized Dick Merg, SRP Adhoc Committee Chairman to introduce the SRP Presentation,

Dick Merg recognized his Adhoc Committee Members, Joy Brown, Ralph Halstead, Vern Lemons, Dick Atwood, and Garth Dunham. Sitting in as been Board President and Dick discussed the committee accomplishments and then Introduced SRP. Presentation was made by Dave Murphy. Accompanying Mr. Murphy was Mr. George Mroczkiewioz, Linda Huber, and July Livingston. SRP went over transformers, pedestals, and Propane concerns and mitigations. Copy of presentation attached.

Motion by Norm Main to Adopt the Roadhaven/SRP Utility Concern Guidelines, Dated March 22, 2008. Seconded by Wayne Goetz. In favor of motion: Don Conrad, Jerry Melby, Jim Goebel, Norm Main, Wayne Goetz, & Nat Sojourner. Against; none (Copy of Guidelines attached)

Don Conrad, President, Old Business? None

Don Conrad, President, New Business?

- Garth Dunham, submitted resignation from SRP Adhoc Committee, effective March 24, 2008

A letter identifying and requesting approval of the SRP Adhoc Committee Members for next year was received. The members are Dick Merg, Joy Brown, Ralph Halstead, Dick Atwood, & Vern Lemons. Motion to accept membership by Jim Goebel, Seconded by Wayne Goetz. . In favor of motion: Don Conrad, Jerry Melby, Jim Goebel, Norm Main, Wayne Goetz, & Nat Sojourner. Against; none

A memo from the Real Estate broker concerning rental rules from Apache Junction and Pinal County was read. If you are leasing your property yourself it is suggested you check with Rich for rules you must comply with to avoid fines.

Jim Goebel made a motion to Approve FY2009 Budget dated 27 Mar 08. Seconded by Wayne Goetz. In favor of motion: Don Conrad, Jerry Melby, Jim Goebel, Norm Main, Wayne Goetz, & Nat Sojourner. Against; none (Budget attached) An announcement was made that a copy of the FY2009 budget is available at the front office.

Norm Main made a motion to approve Jan Green as Co-Signer on Checking Accounts. Seconded by Jim Goetz. In favor of motion: Don Conrad, Jerry Melby, Jim Goebel, Norm Main, Wayne Goetz, & Nat Sojourner. Against; none

Jim Goebel questioned who was authorized to spend funds from the Reserve Account. Don Snyder pointed out that only items in the approved budget can be funded from any account including the Reserve Account.

Summer Golf Course Closure agenda item was clarified to only affect “play” not maintenance. Don Conrad proposed we close golf course to “repair” the majority of the course. Based on ruling Nat Sojourner made a motion we close golf course to play from June 1, 2008 to October 15, 2008. Seconded by Wayne Goetz; Discussion. Nat proposed an amendment to the motion to give the authority to the golf course Manager, Don Snyder, to work with Pain in the Grass to close course based on needs of the greens Keeper.

- Carol Adamski, ask has anyone talked with Ray (greens keeper)? Maintenance is done every summer and there has not been a need to close the course.
  - Don Conrad responded Ray has been apprised and we expect him to greatly improve the golf course condition over the summer.
- Bob Blackwell, President of Golf Club, wonders why no one has contacted them to discuss needs of golf course.
  - Wayne Goetz said we had gotten input from Jerry Jeremiason and Dick Korat who are both qualified greens keepers

- Jerry Melby told we have already appointed a liaison to the golf course and they are to schedule periodic meetings as the board directed and recommended to course manager, Pain in the Grass and clubs
  - Norm Main said a meeting is scheduled for Thursday (4-2-08) at 11AM, Bob Blackwell said first he has herd of meeting but will attend.
  - Rod Johnson, question why this item is on agenda, the manager of the course and the greens keeper can decide when to close.
- Carol Adamski, Wanted to know why take away privilege of golf.
  - Nat Sojourner again proposed amendment to original motion to; to give the authority to the golf course Manager, Don Snider, to work with Pain in the Grass to close course based on needs of the greens Keeper. Seconded by: Jim Goebel. In favor of Amendment: Don Conrad, Jerry Melby, Jim Goebel, Norm Main, Wayne Goetz, & Nat Sojourner. Against; none
  - The amended motion now reads: Closure of the golf course to play from June 1, 2008 to October 15, 2008 shall be at the discretion of the golf Course Manager in consultation with the Greens keeper.
  - Voting for the amended motion: Don Conrad, Jerry Melby, Jim Goebel, Norm Main, Wayne Goetz, & Nat Sojourner. Against; none, Passed

Don Snyder discussed reason for moving funds from Operating account to Reserve.

- Transfer excess funding from Operations to Reserve Accounts, Motion by Norm Main, and Seconded by Jim Goebel. Discussion by several homeowners recommended the funds remain in the operations account.
- Voting for the motion: None. Against: Don Conrad, Jerry Melby, Jim Goebel, Norm Main, Wayne Goetz, & Nat Sojourner. Motion did not pass.

Don Conrad brought up Status of Architecture Rules and ask Dave Lynn to report. Members of Board provided suggested changes. Awnings raised among changes, power input, etc. including TV dishes. Rules to be reviewed over summer season. Don Conrad expresses thanks for work.

Ask if power points and slides were still wanted. Claps indicated yes.

Don Snyder reported banks are going to start charging 3 dollar fee to cash Canadian checks. Will attempt to not make changes in processing checks.

A company from Chandler will make a presentation on seepage control today in the Rec Hall at 2PM.

Adjournment at 1045AM, Have a Safe and Happy /Summer Season

**Respectfully Submitted,**

**Nat Sojourner,  
Acting Secretary**