

HERITAGE SPRINGS COMMUNITY ASSOCIATION, INC.

Board of Directors Meeting Minutes
Wednesday, July 12, 2023

Call to Order: Kathy Williamson called the meeting to order at 1:03 pm.

Pledge of Allegiance: Led by Kathy Williamson

Proof of Notice and Quorum: Notice posted and emailed July 10, 2023.

Present: Kathy Williamson, Ken Rubin, Dann Stavro, Mike Jablon, Kelly Alter, Ed Raether, and Cindy Thompson

In Attendance: Derek Intinarelli – General Manager, Natalie Brewton HR Manager, Logan Fletcher – Accounting Assistant, Ron Kelly – Chief of Safety and Security.

President's Report:
President moved to Treasurer's Report

Treasurer's Report :
Attachment

General Manager Report:

Hello and thank you for being here! Just a quick reminder, as we are in the heat of the summer, please keep the weather temperature in mind, stay safe, and hydrated, and consider the conditions in the community, at the Clubhouse on the golf course, at the pool, and when out and about. You might have heard and/or noticed the degradation and erosion on the bank of the lake located behind the Clubhouse. We have, via our staff, placed construction cones around this area, added reinforcement, and backfilled for now. Consolidated Land Services, CLS who is a very well-known contractor that specializes in this realm and works with our CDD, is working on this repair now. This project will continue through Friday, July 21, 2023.

UPCOMING CAPITAL EXPENSE PROJECTS UPDATE:

Our Kitchen Flooring, Walk-In Refrigerator/Freezer Project is still on schedule to begin Monday, July 31, 2023, and run through Monday, August 14, 2023. There will be no Dining Room, or Lounge services, during this timeframe. In addition to this CAP Project, we will also be doing multiple other cleanings, organizing, painting, storage area updates, and maintenance projects during this closure.

Our Jones Club Management New Software Operating System Programming Is Underway and The Implementation Date is Friday, September 6, 2023 more details to follow.

UPCOMING EVENTS:

BigRed OneBlood "DONATE" Bus at HSCA 10:00 am-3:00 pm on Wednesday, August 9, 2023
Penfold's of Australia Wine Dinner on Sunday, August 27, 2023.

HERITAGE SPRINGS COMMUNITY ASSOCIATION, INC.

Member Comments on motions and agenda items

Members made comments and suggestions.

Motion to approve funds for the drainage repairs behind the clubhouse and pool.

I, Michael Jablon, make a motion to ratify the emergency repair approval of the Clubhouse cart path erosion issue.

Kelly Alter seconds the motion. Vote: 7-0. Motion passes

Motion to Approve 2023 D&R Updated Charter.

I, Cynthia Thompson, make a motion to approve the new charter for the 2023 Dispute and Resolution Committee. Dann Stavro seconds the motion. Vote 7-0. Motion passes.

Motion to Approve the Annual Budget Policy

I, Cynthia Thompson, make a motion to approve the updated Annual Budget Policy submitted by the Rule and Policy Committee, dated June 25, 2023. Kelly Alter seconds the motion. Vote: 7 – 0. Motion passes.

Motion to Approve the Acquisition Policy

I, Cynthia Thompson, make a motion to approve the updated Acquisition Policy submitted by the Rule and Policy Committee, dated June 25, 2023. Dann Stavro seconds the motion. Vote: 6 - 0 Abstained from voting: Ed Raether. Motion passes.

Motion to approve changes to Facilities Committee:

I, Michael Jablon make a motion to: approve the following member changes to the 2023 Facilities Committee: 1. Ron Maloney - Remove from the committee due to resignation. 2. Tom Grunewald - addition to the committee. Ken Rubin seconds the motion. Vote: 7 -0. Motion passes.

Motion to ratify emergency purchase of the Library A/C

I, Michael Jablon, make a motion to approve the emergency purchase and replacement of the library/hallway/board room HVAC unit. Ken Rubin seconds the motion.

Vote: 7 – 0. Motion passes.

Motion to purchase harassment insurance and increase the level of insurance in the RV lot.

I, Kathy Williamson, make a motion to approve the following:

- Purchase sexual abuse liability coverage to protect and defend board members, employees, and volunteer committee members. The coverage will be \$250,000.00 per claim and \$500,000.00 aggregate per policy term. The cost should not exceed \$800.00.
- Increase our existing Storage Lot Garagekeepers Legal Liability policy limit from \$1 million to \$2 million. Coverage includes; Cars, boats, trucks, RVs, trailers, and campers. The cost should not exceed \$2,500.00.

Kelly Alter seconds the motion. Vote: 7 – 0. Motion passes.

HERITAGE SPRINGS COMMUNITY ASSOCIATION, INC.

Member Comments:

21 Members made comments to the Board. They included various topics.

Board Member Comments: Board Members made closing comments.

Adjournment: Kathy Williamson made a motion to adjourn the meeting at 3:12 pm, and Kelly Alter seconds the motion. Vote 7 – 0

There were 160 members in attendance.

Respectfully Submitted,

Cynthia G. Thompson, Secretary

Attachment: Treasurer Report:



MAY'S NET OPERATING RESULTS

Dept	Monthly Budget	Monthly Actual	Monthly Variance	YTD Budget	YTD Actual	YTD Variance
HOA	82,400	82,400	0	411,900	436,800	24,900
F&B	-27,300	-28,300	-1,000	-136,700	-93,300	43,400
Golf	10,400	24,000	13,600	52,000	120,600	68,600
Total	65,500	78,100	12,600	327,200	464,100	136,900

05-2023

HSCA Treasurer's Report

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DEPT ANALYSIS (COMPARING ACTUAL TO BUDGET)

DEPT	Comments	Month Variance	Comments	YTD Variance
HOA	Wages \$19k, Food & alcohol purchases \$8.5k	0	Wages \$62k, Repairs \$20k Credit Card fees \$30k, Pool \$19k, Legal \$7k Wage Exp 60k	24,900
F&B	F&B Sales \$24k	-1,000	F&B Sales \$14k	43,400
GOLF	Fert \$9k, Wages \$3k, Merch purchases \$2k Golf Rounds and Pro Shop \$4.6k	13,600	Greens/Carts \$50k, Tournaments \$9k, Pro Shop Sales \$9k, Act Expenses = Budget	68,600

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HSCA Treasurer's Report

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GOLF	Fert \$9k, Wages \$3k, Merch purchases \$2k Golf Rounds and Pro Shop \$4.6k	13,600	Greens/Carts \$50k, Tournaments \$9k, Pro Shop Sales \$9k, Act Expenses = Budget	68,600

05-2023

HSCA Treasurer's Report

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HERITAGE SPRINGS COMMUNITY ASSOCIATION, INC.



CASH STATUS AS OF 7/6/2023
(AMOUNTS ROUNDED)

	Amount	Notes
Operating Accounts	\$1,200,000	\$200,000 in CDs averaging 4.7% Balance in money market & checking
Reserve Accounts	\$1,300,000	\$ for future projects plus \$500,000 to cover any future insurance deductibles \$800,000 in CDs averaging 4.95% Balance in money market & checking



CASH STATUS AS OF 7/6/2023
(AMOUNTS ROUNDED)

	Amount	Notes
Operating Accounts	\$1,200,000	\$200,000 in CDs averaging 4.7% Balance in money market & checking
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