

Heritage Springs Community Association, Inc.
Board of Directors Meeting Minutes
Monday, October 27, 2025
1:00 pm PAC

1. Call to Order: at 1:01 pm by President Cynthia Thompson.
2. Pledge of Allegiance: Cynthia Thompson led the Pledge of Allegiance.
3. Proof of Notice and Quorum: The meeting was posted on October 24, 2025.
 - a. In Attendance: Cynthia Thompson, Kelly Alter, Anthony Dinallo, Michael Scieszka, Dann Stavro, and Christine Dixler. Absent: Dan Rooney.
 - b. In Attendance: Jody Clor – General Manager; Ailyn Millares – Controller; Marti Provenzano – Assistant HOA/Member Relations Manager; Shaun McCormick – Assistant General Manager; Roger VanEtten – Director of Golf.
4. Motion to Approve Board Meeting Minutes 9-24-25: Cynthia Thompson made a motion to approve the Board Meeting Minutes. Christine Dixler seconded the motion. Vote: 6-0 Motion Passes
5. President's Report: Cynthia Thompson gave the report on the following topics:
 - a. Men's Member Guest Tournament.
 - b. Email traffic about non-member revenue.
 - c. Feedback from last Townhall meeting.
6. Treasurer's Report:

Operating Account Results

(Excludes Insurance, Spectrum, & Emergency Assessment Funds)

	September	YTD				
	Budget	Actual	Variance	Budget	Actual	Variance
Income	693,000	686,000	-7,000	6,334,000	6,336,000	2,000
Expense	695,000	648,000	-47,000	6,337,000	6,260,000	-77,000
Net	-2,000	38,000	40,000	-3,000	76,000	79,000

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Operating ANALYSIS (Comparing Actual to Budget)

	Monthly Comments	Sept's Variance	YTD Comments	YTD Variance
I N C	F&B Sales 8k Interest 6k Golf -23k	-7,000	Net of many areas	2,000
E X P	Wages -35k, Golf Fuel -11k, Food/Alcohol purch-11k Security Gates 7k, Equip Lease 7k	-47,000	Wages are the main driver	-77,000
	NET	40,000		79,000

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Cash Status as of 10/16/2025 (Amounts rounded)

	Amount	Notes
Operating	\$993,000	\$342,000 earning avg 4.7%
Reserves	\$2,102,000	\$1,883,000 earning avg 4.3%

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Projected Year End Reserve Account Status

	ACTUAL	ESTIMATE
1/1/2025 Beginning Balance	1,444,600	
September YTD Income (Ins, Int, Emer Ass't, Member contributions, WCC, Spectrum door fee)	3,151,606	
September YTD Expenses	-2,170,886*	
Estimated Oct-Dec Income (M'tber fees, WCC, Int)		222,264
Est Oct-Dec Expenses		-436,807
Projected Year End Balance		2,010,672

YTD RESERVE EXPENSES BY DEPARTMENT

HOA	F&B	GOLF	TOTAL*
1,100,000	37,000	1,034,000	2,171,000

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Projected 2026 Reserve Account Status

	ACTUAL	ESTIMATE
1/1/2026 Beginning Balance		2,010,672
2025 Carry over Projects		353,700
2026 Reserve Study Recommendations		1,787,400
Sub Total		130,428
Annual Income (Interest, Member contributions, Working Capital Contributions)		TBD
Projected Year End Balance		TBD

PROJECTED RESERVE EXPENSES BY YEAR

2027	2028	2029	2030
1,760,000	2,960,000	1,603,000	1,744,000

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7. General Manager's Report: Jody Clor provided updates on the following topics: IT/Facilities, Accounting, Human Resources, Concierge/HOA, Golf and Food & Beverage.
8. Committee Reports: Alan Dixler shared an update from the Finance Committee. Tom Grunewald shared an update from the Membership, Marketing and Communications Committee. Mike Spicker shared an update from the Facilities Committee.
9. Member Comments on Agenda Items: Several members made comments or suggestions.
10. Motion to approve New "Signs" Rule: Christine Dixler made a motion for the Heritage Springs Community Association Board of Directors to approve the new "Signs" Rule. Motion seconded by Kelly Alter. Motion passes 6-0.
11. Motion to approve appointment of members to One-HS ad hoc Committee: Christine Dixler made a motion for the Heritage Springs Community Association Board of Directors to approve the appointment of members to the One-Heritage Springs Ad Hoc Committee. Motion seconded by Dann Stavro. Motion passes 6-0.
12. Motion to approve appointment of a new member to Membership, Marketing, and Communications Committee: Motion was tabled until next Board meeting.
13. Motion to Ratify Amount of Capital Contribution Presented to Members for Vote: Christine Dixler made a motion for the Heritage Springs Community Association Board of Directors to approve, confirm, endorse and ratify the Board's decision to propose for vote by the Members, amendments to the HSCA Declarations, to increase the Working Capital Contribution to \$3,500.00, with an annual adjustment of +/-10%, and to provide both paper and electronic voting packages on this issue. Motion seconded by Kelly Alter. Motion passes 6-0.
14. Motion to approve 17th Hole Buffer CAP: Kelly Alter made a motion for the Heritage Springs Community Association Board of Directors to approve a CAP for the 17th Hole Buffer Project at a total cost of \$45,045.19. Motion seconded by Dann Stavro. Motion passes 6-0.
15. Motion to approve Sanctions against Member 016020 for Rules Violations: Christine Dixler made a motion for the Heritage Springs Community Association Board of Directors to accept the recommended fine and penalties against Member 016020 for violations found to be offensive, abusive, aggressive and threatening. Motion seconded by Dann Stavro. Motion passes 6-0.
16. Member Comments on Non-Agenda Items: Several members made comments and suggestions.
17. Board Closing Comments: Several Board members made comments.

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18. Adjournment: Cynthia Thompson made a motion to adjourn the meeting. Dann Stavro seconded the motion. The vote was 6-0, and the motion passed. The meeting adjourned at 2:31p.m. 112 members were in attendance.

Respectfully submitted,
Anthony Dinallo
Secretary