

Heritage Springs Community Association, Inc.
Board of Directors Meeting Minutes
Wednesday, May 22, 2024
1:00 pm

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 May 20, 2024.
 - a. In Attendance: Cynthia Thompson, Kelly Alter, Katherine Williamson, Dann Stavro, Michael Scieszka, Anthony Dinallo and Christine Dixler.
 - b. In Attendance: Zita Tuomey – HOA Manager; Ron Kelly – Assistant General Manager; Ailyn Millares – Controller
4. Approval of April 24, 2024, Board Meeting Minutes, April 29 & May 8, 2024, Executive Meeting Minutes: Cynthia Thompson makes a motion to approve the Board and Executive Meeting Minutes. Kelly Alter seconded the motion. Vote: 7-0 Motion Passes.
5. President's Report: We selected a new General Manager, Jody Clor. He starts May 31st. We have some sprinkler issues on the common grounds, and some areas are distressed due to a lack of rain. The sprinklers are being fixed, and we ask people not to drive their golf carts in the common areas. Monday is Memorial Day. Several events are planned to celebrate this holiday.
6. Treasurer's Report:

01 - Heritage Springs Community Assoc CONSOLIDATED INCOME STATEMENT April 2024									
ACCOUNT DESCRIPTION	PERIOD			YEAR			TO DATE		
	MONTH	ACTUAL MTD	ACTUAL YTD	THIS YEAR	LAST YEAR	THIS YEAR	THIS YEAR	LAST YEAR	LAST YEAR
HOA									
HOA Revenue	\$ 380,036	\$ 380,000	\$ 374,736	\$ 1,514,649	\$ 1,488,852	\$ 1,452,781			
HOA Expenses	\$ 296,133	\$ 290,861	\$ 296,359	\$ 1,144,587	\$ 1,053,873	\$ 1,098,510			
HOA REVENUE OVER (UNDER) EXPENSES	\$ 83,913	\$ 89,139	\$ 78,377	\$ 370,062	\$ 434,979	\$ 354,271			
CLUB DINING									
Club Dining Revenue	\$ 117,871	\$ 122,118	\$ 140,771	\$ 525,234	\$ 522,030	\$ 517,888			
Club Dining Expenses	\$ 148,414	\$ 160,806	\$ 136,393	\$ 612,488	\$ 613,384	\$ 562,897			
CLUB DINING REVENUE OVER (UNDER) EXPENSES	\$ (30,543)	\$ (38,688)	\$ 4,378	\$ (87,254)	\$ (91,354)	\$ (44,909)			
GOLF									
Golf Revenue	\$ 124,345	\$ 120,274	\$ 127,004	\$ 525,087	\$ 524,712	\$ 517,960			
Golf Expenses	\$ 114,142	\$ 109,565	\$ 102,736	\$ 480,974	\$ 436,820	\$ 421,384			
GOLF REVENUE OVER (UNDER) EXPENSES	\$ 10,203	\$ 10,709	\$ 24,268	\$ 36,013	\$ 87,892	\$ 96,576			
SUMMARY									
Total Revenue	\$ 622,352	\$ 622,392	\$ 642,511	\$ 2,555,489	\$ 2,544,480	\$ 2,489,729			
Total Expenses	\$ 553,890	\$ 561,294	\$ 559,489	\$ 2,238,209	\$ 2,158,077	\$ 2,155,793			
TOTAL REVENUE OVER (UNDER) EXPENSES	\$ 68,462	\$ 61,097	\$ 187,022	\$ 317,280	\$ 386,403	\$ 333,936			
Less: Contribution to Reserves	\$ (89,888)	\$ (76,207)	\$ (74,696)	\$ (276,093)	\$ (281,128)	\$ (287,797)			
GROSS REVENUE OVER (UNDER) EXPENSES	\$ (21,426)	\$ (15,110)	\$ 112,326	\$ 41,187	\$ 105,275	\$ 46,139			
Less: Depreciation & Amortization	\$ -	\$ (1,529)	\$ (1,529)	\$ -	\$ (1,190)	\$ (1,190)			
NET REVENUE OVER (UNDER) EXPENSES	\$ (21,426)	\$ (16,639)	\$ 110,797	\$ 41,187	\$ 104,085	\$ 44,949			
F & B FOODS COGS %	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%			
F & B BEVERAGE COGS %	22.0%	21.1%	23.1%	22.0%	20.8%	20.4%			
GOLF COGS %	75.0%	73.5%	88.2%	73.0%	76.4%	91.5%			

APRIL 2024

CONSOLIDATED INCOME STATEMENT

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Exhibit D

Guests			
18 Hole Green Fees Guest	2,050	1,792	
9 Hole Guest	463	566	
Other	-	-	
Subtotal Guests	<u>2,513</u>	<u>2,358</u>	
Total	17,483	16,656	-4.7%

7. Committee Reports: Terry Anthony gave the Facilities Committee report. Frank Smith gave the Architectural Control Committee report. Lynne Simmons gave the Insurance Committee report. Nadine Bielich gave the Golf & Tennis Committee report.
8. Member Comments on Agenda Items: Members commented and suggested on agenda items.
9. Motion to approve Amended Rule on Violations and Penalties: Christine Dixler made a motion to approve an amendment to Rule XVII, Violations of Rules and Penalties. Motion seconded by Dann Stavro. Motion passes 7-0.
10. Motion to approve two additional base paint colors to the ARC color palette: Michael Scieszka made a motion to approve the colors SW7661, Reflection, and SW7662, Evening Shadow to be expanded from only front door & trim options to the Body Color option. Motion seconded by Kelly Alter. Motion passes 7-0.
11. Motion to approve the updated Insurance Committee Charter: Katherine Williamson made a motion to approve an updated version of the Insurance Advisory Committee charter. Motion seconded by Dann Stavro. Motion passes 7-0.
12. Member Comments on Non-Agenda Items: Members made comments and suggestions.

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13. Board Closing Comments: Christine Dixler, Michael Scieszka, and Cynthia Thompson made comments.
14. Adjournment: Cynthia Thompson made a motion to adjourn the meeting, and Katherine Williamson seconded the motion. The vote was 7-0, and the motion passed.

The meeting adjourned at 2:12 p.m.

35 Members were in attendance.

Respectfully submitted,

Anthony Dinallo
Secretary