

Heritage Springs Community Association, Inc.
Board of Directors Meeting Minutes
Wednesday, June 26, 2024
1:00 pm

1. Call to Order: at 1:00 pm by Vice President Kelly Alter.
2. Pledge of Allegiance: Kelly Alter led the Pledge of Allegiance.
3. Proof of Notice and Quorum: The meeting was posted on June 24, 2024.
 - a. In Attendance: Kelly Alter, Katherine Williamson, Dann Stavro, Anthony Dinallo, and Christine Dixler. Absent: Cynthia Thompson and Michael Scieszka.
 - b. In Attendance: Jody Clor – General Manager; Zita Tuomey – HOA Manager; Ron Kelly – Assistant General Manager
4. Approval of May 22, 2024, Board Meeting Minutes: Kelly Alter makes a motion to approve the Board Meeting Minutes. Dann Stavro seconded the motion. Vote: 5-0 Motion Passes. Approval of May 28, 2024, Executive Meeting Minutes: Kelly Alter makes a motion to approve the Executive Meeting Minutes. Christine Dixler seconded the motion. Vote: 5-0 Motion Passes.
5. President's Report: With President Cynthia Thompson absent, Kelly Alter (Vice President) gave a report. She thanked everyone for taking the time to meet our new General Manager, Jody Clor.
6. Treasurer's Report:

MAY'S NET RESULTS

	For the Month			Year To Date		
Dept	Budget	Actual	Variance	Budget	Actual	Variance
HOA	96,900	101,900	5,000	466,900	534,900	68,000
F&B	-36,400	-37,100	-700	-129,800	-127,200	2,600
Golf	9,800	7,100	-2,700	49,400	105,000	55,600
Total	70,300	72,000	23,500	386,500	512,700	126,200

DEPT ANALYSIS (COMPARING ACTUAL TO BUDGET)

DEPT	Comments	Month Variance	Comments	YTD Variance
HOA	Wages \$6, Repairs \$10	5,000	Exp \$21, Ins \$23, Elec 5, Cap Cont & Int \$13, Wages down \$30	68,000
F&B	Wages down \$11, Sales down \$11	-700	Revenue down \$8, Supplies, Repairs, Purch, Cleaning exp up \$19	2,600
GOLF	Pro Shop sales \$9, Wage exp \$6, Pro Shop Purch \$6, Fert \$9, Grnds Maint \$2	-2,700	Rev \$20, Wages \$30, Irr and Ground Maint \$14, Office Supplies \$3, Equip \$5, Fert \$3	55,600

2024 RESERVE BUDGET & ACTUALS

12/31/2024 Reserve Balance	BUDGET	PROJECTED	VARIANCE
1/1/2024 Beg Balance	1,355,522	1,355,522	
May YTD Income		332,731	
May YTD Expenses		-223,689	
Remaining Member Contributions, New Member Contributions, & Interest		507,122	
Unspent Budgeted Funds		-968,492	
Budgeted vs Projected Year End Balance	971,587	1,003,193	31,606

CASH STATUS AS OF 06/20/2024
(AMOUNTS ROUNDED)

	Amount	Notes
Operating Accounts	\$925,000	\$450,000 earning avg of 5.25%
Reserve Accounts	\$1,691,000	Funds for future projects plus \$500,000 for insurance deductibles \$1,183,000 earning 5.16%+

Heritage Springs Community Association, Inc.
Board of Directors Meeting Minutes
Wednesday, June 26, 2024
1:00 pm

7. General Manager's Report: Jody Clor gave an overview of his goals. Each department will create monthly reports, along with an auditing process. The spectrum account will be brought in-house. The organizational structure will be evaluated. Jody will be creating a master plan over the next 90 days. Also, a staff satisfaction survey will be put in place. Lastly, he covered many improvement projects that the various departments plan to implement over the next several months.
8. Committee Reports: Terry Anthony gave the Facilities Committee report. Jan Adams gave the Lifestyles & Events Committee report. Lynne Simmons gave the Insurance Committee report. Karen Brown gave the Disputes & Resolutions Committee report. Christine Dixler gave the Rules & Policies Committee report.
9. Member Comments on Agenda Items: Members commented and suggested on agenda items.
10. Motion to add a member to the ARC Committee: Kelly Alter made a motion to approve the appointment of Kathy Lepore as a member of the ARC Committee. Motion seconded by Christine Dixler. Motion passes 5-0.
11. Motion to add a member to the Finance Committee: Dann Stavro made a motion to approve the appointment of Ken Hopkins as a member of the Finance Committee. Motion seconded by Katherine Williamson. Motion passes 5-0.
12. Motion to approve the updated Facilities Advisory Committee Charter: Anthony Dinallo made a motion to approve an updated version of the Facilities Advisory Committee charter. Motion seconded by Christine Dixler. Motion passes 5-0.
13. Motion to approve fine & suspension for Member #6028: Kelly Alter made a motion to approve a recommendation of fine and suspension of Member #6028 for violating the Heritage Springs Member Personal Conduct Rule. Motion seconded by Katherine Williamson. Motion passes 5-0.
14. Member Comments on Non-Agenda Items: Members made comments and suggestions.
15. Board Closing Comments: Dann Stavro, Christine Dixler, and Katherine Williamson made comments.
16. Adjournment: Kelly Alter made a motion to adjourn the meeting, and Katherine Williamson seconded the motion. The vote was 5-0, and the motion passed.

The meeting adjourned at 2:10 p.m.

Heritage Springs Community Association, Inc.
Board of Directors Meeting Minutes
Wednesday, June 26, 2024
1:00 pm

64 Members were in attendance.

Respectfully submitted,

Anthony Dinallo
Secretary