

Heritage Springs Community Association, Inc.
Board of Directors Meeting Minutes
Wednesday, July 24, 2024
1:00 pm

1. Call to Order: at 1:00 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 July 22, 2024.
 - a. In Attendance: Cynthia Thompson, Kelly Alter, Katherine Williamson, Dann Stavro, Anthony Dinallo, Michael Scieszka, and Christine Dixler.
 - b. In Attendance: Jody Clor – General Manager; Zita Tuomey – HOA Manager; Ron Kelly – Assistant General Manager; Ailyn Millares – Controller
4. Approval of June 26, Board Meeting Minutes: Cynthia Thompson made a motion to approve the Board Meeting Minutes. Christine Dixler seconded the motion. Vote: 7-0 Motion Passes.
5. President's Report: Cynthia Thompson gave a report. She shared the current version of the Heritage Springs Community Association Strategic Plan. It will be posted on our website.
6. Treasurer's Report:

JUNE'S NET RESULTS

Dept	For the Month			Year To Date		
	Budget	Actual	Variance	Budget	Actual	Variance
HOA	100,400	110,600	10,200	567,400	645,500	78,100
F&B	-41,500	-36,700	4,800	-171,300	-163,900	7,400
Golf	-10,600	19,000	29,600	38,800	124,000	85,200
Total	48,300	92,900	44,600	434,900	605,600	170,700

DEPT ANALYSIS (COMPARING ACTUAL TO BUDGET)

DEPT	Comments	Month Variance	Comments	YTD Variance
HOA	- Cap Cont & Int \$9, - Repairs \$10 - Ins \$9	10,200	- Wage Exp \$52, Legal Exp \$23, Elec \$19, Repairs \$13 - Insurance \$32	78,100
F&B	- Wages down \$9, - Laundry \$3 - Sales down \$3.5, - F&B purchases \$3.7	4,800	- Wage Exp down \$38 - Revenue down \$11.3, - Supplies, Repairs, - Purchasing exp up \$21	7,400
GOLF	- Lease adj \$21, - Wage exp \$9 - Fert \$5	29,600	- Rev \$17, Ground Maint \$12 - Lease adj \$23, Wages \$39 - Office Supplies \$3, - Fert \$7	85,200

2024 RESERVE BUDGET & ACTUALS

	BUDGET	PROJECTED	VARIANCE
12/31/2024 Reserve Balance			
1/1/2024 Beg Balance	1,355,522	1,355,522	
June YTD Income		406,363	
June YTD Expenses		-580,883	
Remaining Member Contributions, New Member Contributions, & Interest		433,489	
Unspent Budgeted Funds		-607,276	
Budgeted vs Projected Year End Balance	971,587	1,007,216	36,369

CASH STATUS AS OF 07/19/2024
(AMOUNTS ROUNDED)

	Amount	Notes
Operating Accounts	\$800,000	\$450,000 earning avg of 5.25%
Reserve Accounts	\$1,398,000	Funds for future projects plus \$500,000 for insurance deductibles \$1,189,000 earning 5.16%+

7. General Manager's Report: Jody Clor provided operational information regarding golf course staffing and maintenance. He reviewed the status of events coming soon. He spoke about a new employee satisfaction survey that is expected in the next month or two. He gave updates on Clubhouse maintenance projects. A new automated green sheet

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process will occur in the next 30 days. Lastly, Jody provided feedback on questions that Members asked during last month's Board meeting.

8. Committee Reports: Alan Dixler gave the Insurance Committee report.
9. Member Comments on Agenda Items: Members commented and suggested agenda items.
10. Motion to approve 2024 Strategic Plan: Cynthia Thompson made a motion to update the HSCA Strategic Plan. It includes new environmental, financial, and operational data. It also includes new responsible parties and timelines for deliverables. Motion seconded by Kelly Alter. Motion passes 7-0.
11. Motion to update Member Rule on Violations & Penalties: Christine Dixler made a motion to update the Violations and Penalties Rule. Motion seconded by Dann Stavro. Motion passes 7-0.
12. Motion to approve Manager's penalty recommendation for Member violation of the HSCA Rules and Regulations: Cynthia Thompson made a motion, in accordance with Section XIV - Social Media Rule, as enforced under Section XI – Improper Conduct - to accept the recommended penalty of \$25 for Member #7062. Motion seconded by Kelly Alter. For the Motion: Cynthia Thompson, Kelly Alter, Katherine Williamson, Anthony Dinallo, and Michael Scieszka. Opposed: Dann Stavro. Abstained: Christine Dixler. Motion passes 5-1
13. Motion to approve Manager's penalty recommendation for Member violation of the HSCA Rules and Regulations: Cynthia Thompson made a motion, in accordance with Section XI - Personal Conduct Rule, to accept the recommended penalty of \$25 and 30 calendar days bar code suspension for Member #7062. Motion seconded by Katherine Williamson. For the Motion: Cynthia Thompson, Kelly Alter, Katherine Williamson, Anthony Dinallo, and Michael Scieszka. Opposed: Dann Stavro, Abstained: Christine Dixler. Motion passes 5-1.
14. Motion to approve Manager's penalty recommendation for Member violation of the HSCA Rules and Regulations: Cynthia Thompson made a motion in accordance with Section XI – Offensive Conduct, to accept the recommended penalty of \$50 and 60 calendar days of amenity suspension for Member #7062. Motion seconded by Kelly Alter. For the Motion: Cynthia Thompson, Kelly Alter, Katherine Williamson, Anthony Dinallo. Opposed: Dann Stavro and Michael Scieszka. Abstained: Christine Dixler. Motion passes 4-2.
15. Member Comments on Non-Agenda Items: Members made comments and suggestions.
16. Board Closing Comments: No comments were made by Board members.

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17. Adjournment: Cynthia Thompson made a motion to adjourn the meeting, and Dann Stavro seconded the motion. The vote was 7-0, and the motion passed.

The meeting adjourned at 2:42 p.m.

66 Members were in attendance.

Respectfully submitted,

Anthony Dinallo
Secretary