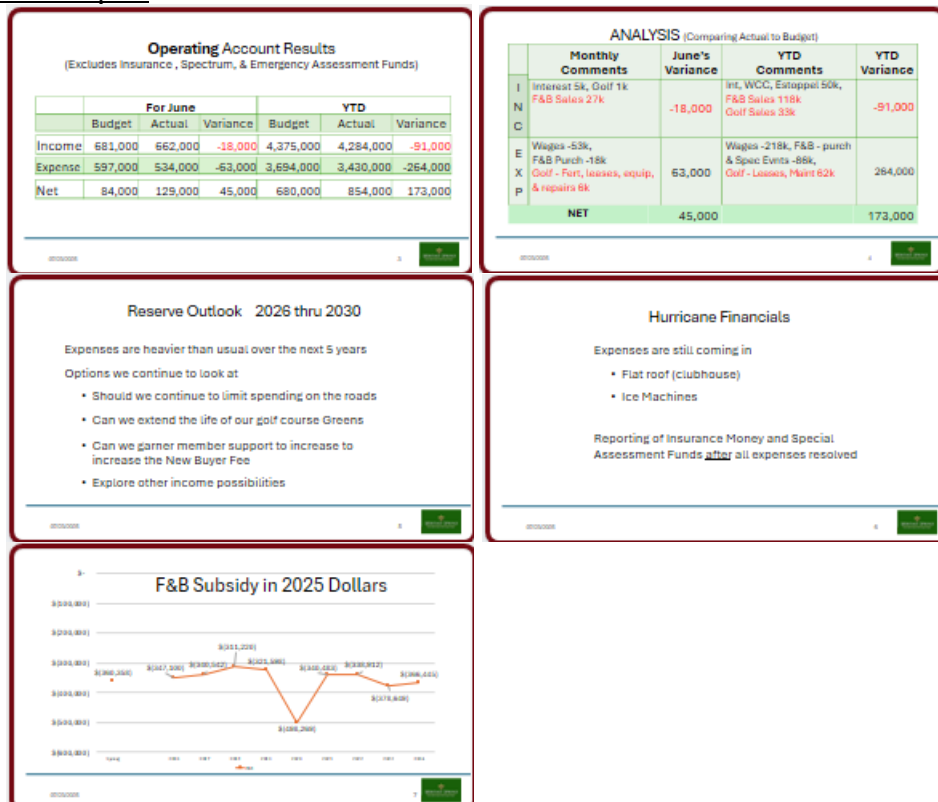


Heritage Springs Community Association, Inc.
Board of Directors Meeting Minutes
Wednesday, September 24, 2025
1:00 pm PAC

1. Call to Order: at 1:03 pm by President Cynthia Thompson.
2. Pledge of Allegiance: Cynthia Thompson Alter led the Pledge of Allegiance.
3. Proof of Notice and Quorum: The meeting was posted on July 21, 2025.
 - a. In Attendance: Cynthia Thompson, Kelly Alter, Anthony Dinallo, Michael Scieszka, Dann Stavro, and Christine Dixler. At 3:06 pm Cynthia Thompson left the meeting.
 - b. In Attendance: Ron Kelly – General Services Manager; Ailyn Millares – Controller; Marti Provenzano – Member Relations Director; Shawn McCormick – Assistant General Manager
4. Approval of Board Meeting Minutes 6-25-25: Cynthia Thompson made a motion to approve the Board Meeting Minutes. Dann Stavro seconded the motion. Vote: 6-0 Motion Passes
5. President's Report: Cynthia Thompson gave the report on the following topics:
 - a. Town Hall Meeting participation
 - b. Capital Contribution Initiative
 - c. Positive feedback for F&B
 - d. Status of the hiring of a Golf Pro
 - e. Subsidizing amenities and country club living
6. Treasurer's Report:



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7. General Manager's Report: Cynthia Thompson provided updates on the following topics: Finance, IT, HOA, Golf, General Services & Facilities, Food & Beverage and Human Resources.
8. Committee Reports: Alan Dixler shared an update from the Finance Committee. Bev Hall shared an update from the Golf & Tennis Committee. Lynne Simmons shared an update from the Insurance Committee. Dan Rooney shared an update from the Architectural Review and Control Committee. Bob Johnstone shared an update from the Rule and Policy Committee.
9. Member Comments on Agenda Items: Several members made comments or suggestions.
10. Motion to Approve – Director for Vacant Board Seat: Cynthia Thompson made a motion for the Heritage Springs Community Association Board of Directors to approve Dan Rooney as the replacement for the open Director seat on the current Heritage Springs Community Association Board of Directors. Motion seconded by Michael Scieszka. Motion passes 6-0.
11. Motion to Approve – Action on Wedgwood QuitClaim Deed: Cynthia Thompson made a motion for the Heritage Springs Community Association Board of Directors to approve the Quit Claim Deed and memorandum of understanding between Wedgwood Village and Heritage Springs Association for parcel #32-26-17-0110 (1.3 acres). Motion seconded by Kelly Alter. Motion passes 6-0-1. Dan Rooney abstained.
12. Motion to Approve – Moving Capital Contribution Increase to Future Member Vote: Christine Dixler made a motion for the Heritage Springs Community Association Board of Directors to approve bringing the Capital Contribution Increase to a future Membership vote. Motion seconded by Dann Stavro. Motion passes 6-0-1. Dan Rooney abstained.
13. Motion to Approve – D&R Training Manual: Christine Dixler made a motion for the Heritage Springs Community Association Board of Directors to approve the Dispute and Resolution Committee Training Manual. Motion seconded by Kelly Alter. Motion passes 7-0.
14. Motion to Approve – Ad Hoc Committee – Aspirational Projects: Anthony Dinallo made a motion for the Heritage Springs Community Association Board of Directors to approve the Aspirational Projects Ad-hoc Committee Charter. Motion seconded by Michael Scieszka. Motion passes 6-0-1. Dan Rooney abstained.
15. Motion to Approve – Ad Hoc Committee – Consolidated Trash Service: Anthony Dinallo made a motion for the Heritage Springs Community Association Board of Directors to approve the Consolidated Trash Services Ad-hoc Committee Charter. Motion seconded by Michael Scieszka. Motion passes 7-0.

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16. Motion to Approve – CAP – Monument Pavers: Anthony Dinallo made a motion for the Heritage Springs Community Association Board of Directors to approve funding to replace the stamped concrete with pavers at four village roadway entrances. Motion seconded by Dann Stavro. Motion passes 4-0-3. Dann Rooney, Christine Dixler and Kelly Alter abstained.
17. Motion to Approve – Request Increase Funding to Approved CAP – Kitchen Shed Roof: Anthony Dinallo made a motion for the Heritage Springs Community Association Board of Directors to approve the contract modification for the Kitchen Shed Roof repair. Motion seconded by Dann Stavro. Motion passes 7-0.
18. Member Comments on Non-Agenda Items: Several members made comments and suggestions.
19. Board Closing Comments: Several Board members made comments.
20. Adjournment: Kelly Alter made a motion to adjourn the meeting. Michael Scieszka seconded the motion. The vote was 6-0, and the motion passed. The meeting adjourned at 3:24 p.m. 66 members were in attendance.

Respectfully submitted,
Anthony Dinallo
Secretary