

**Heritage Springs Community Association, Inc. Board of Directors Meeting
Minutes Wednesday, June 24, 2026 1:00 PM**

1. Call to Order: The meeting was called to order at 1:00 p.m. by President Christine Dixler.

2. Pledge of Allegiance: Christine Dixler led the Pledge of Allegiance.

3. Proof of Notice and Quorum: Proof of notice was posted 24–48 hours prior to the meeting, and a quorum was established.

a. Board Attendance: Kelly Alter, Christine Dixler, Rose Greenbaum, Dave Lowens, Bonnie Napoli, Dan Rooney, and Cynthia Thompson.

b. Staff Attendance: Jody Clor – (General Manager), Joe Davis – (General Services Manager), Jason Finger-IT Manager), Ailyn Millares-(Controller), Brian Richter- (Director of Golf), Whitney Peihl- (Assistant Golf Pro), Zac Estrada- (Lead Housekeeper), Jose Lopez- (Facility Maintenance Manager), Shaun McCormick-(Assistant General Manager),

c. Homeowner Attendance: 40

4. Approval of Board Meeting Minutes: Board Meeting Minutes: Three motions for various previous board meeting minutes were postponed to a future date pending further review and updates.

5. President's Report: bolster reserves for upcoming infrastructure projects in 2027 and 2028. Christine Dixler highlighted the transition to "Study Sessions" for strategic planning. She noted completed capital projects of fountain repairs and pool pump motor replacement. She discussed the intent to survey members on increasing capital contributions to b

6. Treasurer's Report: Cynthia Thompson reported May income of \$778,000, which exceeded the budget of \$764,000. Expenses for May were approximately \$9,000 under budget. The year-to-date variance is approximately \$214,000 to the good. Legal fees for May were high at \$13,000, exceeding the monthly budget. The reserve balance currently stands at approximately \$1.5 million.

7. General Manager's Report: Jody Clor reported a May surplus of \$112,000. Food and Beverage and Golf both performed above budget expectations. Recruitment is active for a dishwasher and a maintenance technician, while a new golf maintenance employee has started. Upcoming events include a Car Show (June 28) and an Independence Day buffet.

8. Committee Reports: Nominating and Recruiting: Cynthia Thompson reported a planned 1-minute video series to educate members on committees and an upcoming meet-and-greet event to encourage participation in committees and board service.

Lifestyle and House Committee: Rose Greenbaum reported on plans to restart a lecture series and introduce inclusive games and tournaments, such as the "Battle of the States".

Marketing and Membership: Bonnie Napoli noted discussions regarding the implementation of the new Jonas software system.

Rules and Policy Committee: Ken Rubin reported the committee met four times this month to update various policies. New Owner/Tenant/Rental usage and Pet policies are ready for board review.

Disputes and Resolutions: No report; the committee has not needed to meet since last month.

Finance and Insurance Committee: Cynthia Thompson reported that audited financials were returned after an extensive review process. Subject Matter Experts (SMEs) are currently reviewing the October insurance renewal, village insurance correlations, and reserve study inflation updates.

Golf Committee: Kelly Alter reported golf rounds are up, and the committee is discussing new tournament options with the new lead professional, Whitney Peel.

Facilities Committee: Kelly Alter and Jody Clor reported on the pool geothermal investigation. Options for the system are being explored.

ARC Committee: Dan Rooney reported 40 exterior change requests were approved this month. The committee is preparing for its first inspections and working on "ladder diagrams" for the electronic My HOA request module.

Ad Hoc Committees: Updates were provided on several ad hoc groups, including the Roads committee (re-evaluating repair schedules), Trash committee (working toward a single hauler to reduce road wear), and Safety and Security (commissioned to address neighborhood concerns).

Village Representatives: Karen Brown reported that 716 members have signed up for electronic voting. Residents expressed concerns regarding gate signage and unauthorized access near the pickleball courts.

9. Motions:

Motion –Strategic Plan: Cynthia Thompson moved to approve the strategic plan 2026-2028, based on six pillars: facilities/campus, membership, amenities, governance, finance, and management/staff. **Seconded** by Christine Dixler. **Motion passes 6-1**, with Dave Lowens voting no due to concerns regarding funding alignment.

Motion – Safety and Security Ad Hoc Charter: Kelly Alter moved to approve the charter, including a provision to evaluate bringing security in-house or using shared security with neighbors. **Seconded** by Cynthia Thompson. **Motion passes 7-0.**

Motion – Ad Hoc Golf Refurbishment Committee Members: Cynthia Thompson moved to approve members (Anthony Dinallo, Gary Elam, Ken Horn, Jack Hurley, Ron Maloney, and Charlene Zimmerman) and liaisons (Kelly Alter and Cynthia Thompson) with specific service term exceptions for continuity. **Seconded** by Christine Dixler. **Motion passes 7-0.**

Motion – Ad Hoc Irrigation Committee Members: Dan Rooney moved to approve David Fitch and Dee Ungureit. **Seconded** by Dave Lowens. **Motion passes 7-0.**

Motion – Suspension of Rights: Christine Dixler moved to suspend voting and facility rights for three members (23020, 18019, 23123) who are more than 90 days delinquent on dues. **Seconded** by Kelly Alter. **Motion passes 7-0.**

9. Member Comments on agenda items : question regarding the legal basis for consolidating trash without a membership vote, concerns regarding the transparency of board actions, the potential consolidation of irrigation in maintained villages and inquiry about the cause of over-budget legal fees.

10.Member Comments on non-agenda items: concerns about unauthorized fishing and teenagers riding e-bikes on sidewalks,

11. Board Closing Comments: Rose Greenbaum inquired about the progress of ARC electronic "green sheets". Dave Lowens requested that the 2027 budget include separate line items for non-member food and beverage expenses. The board discussed investigating security after reports of vendors entering with bar codes.

12. Adjournment: The meeting was adjourned at 3:10PM

Respectfully submitted by Rose Greenbaum Secretary

2026 Board of Directors

Approved by the Board: