Heritage Springs Community Association, Inc.

Board of Directors Meeting Minutes

Wednesday, July 22, 2026 1:00 PM Magnolia Room

1. Call to Order: The meeting was called to order by President Christine Dixler.

2. Pledge of Allegiance: (Led by the President as per standard procedure).

3. Proof of Notice and Quorum: Proof of notice was posted 48 hours prior to the meeting, and a quorum was established with all board members present.

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, Marti Provenzano-Asst HOA and member relations manager, Jason Finger-IT Manager, Shaun McCormick-Assistant General Manager, Juan Lopez-Asst. Facilities Manager, Ailyn Millares-Controller, Joe Davis-General Service Manager, Rick Hammond-Golf Course Maintenance.

c. Homeowner Attendance: 82

4. Approval of Board Meeting Minutes:

- **Board Meeting Minutes (May 27, 2026):** Motion to approve by Christine Dixler, seconded by Rose Greenbaum. **Motion passes 7-0**.
- **Board Meeting Minutes (June 24, 2026):** Motion to approve by Christine Dixler, seconded by Kelly Alter. **Motion passes 7-0**.
- **Board Study Session Minutes (June 3, 2026):** Motion to approve as amended by Christine Dixler, seconded by Cynthia Thompson. **Motion passes 7-0**.
- **Board Study Session Minutes (July 1, 2026):** Motion to approve as amended by Christine Dixler, seconded by Kelly Alter. **Motion passes 7-0**.
- **Workshop Minutes (June 10, 2026):** Motion to approve by Christine Dixler, seconded by Cynthia Thompson. **Motion passes 7-0**.
- **Workshop Minutes (July 8, 2026):** Motion to approve as amended by Christine Dixler, seconded by Bonnie Napoli. **Motion passes 7-0**.

5. Committee Reports:

- **Nominating and Recruiting:** Diane Valentine reported on the development of an election workbook and an upcoming one-minute video series on committees and board participation.

- **Rules and Policy Committee:** Ken Rubin noted several motions regarding updated charters and policies would be addressed during the meeting.
- **Finance and Insurance Committee:** Anthony Dinallo reported the establishment of Subject Matter Experts for audits, insurance, and reserve studies, recommended board review capital expenditure requests for computer equipment, golf irrigation controllers, and the lounge HVAC.
- **Golf Committee:** Bev Hall reported that a meeting is scheduled for Friday at 9:30 AM in the Magnolia Room.
- **Facilities Committee:** Mike Sciezka discussed the geothermal issue.
- **ARC Committee:** Ben O'Connor reported 11 exterior change requests were approved and ARC is hoping to complete approximately 850 home inspections by the end of August.
- **Ad Hoc Committees:** Updates were provided on the Irrigation committee, roads committee and the Golf Restoration committee.
- **Village Representatives:** Karen Brown reported the group accepted a revised charter and invited residents to attend their monthly meetings.

6. Motions:

- **Motion – Village Representative Charter:** Dan Rooney moved to approve the updated charter to reflect representatives are appointed by villages rather than the board. **Seconded** by Dave Lowens. **Motion passes 7-0**.
- **Motion – Golf Course Restoration Advisory Committee Name Change:** Kelly Alter moved to change the committee name from "Refurbishment" to "Restoration" to better reflect its goals. **Seconded** by Cynthia Thompson. **Motion passes 7-0**.
- **Motion – Rules and Policy Committee Charter:** Christine Dixler moved to approve administrative updates to the charter. **Seconded** by Rose Greenbaum. **Motion passes 7-0**.
- **Motion – Ad Hoc Safety and Security Committee Appointments:** Kelly Alter moved to appoint ten members to the new committee. **Seconded** by Cynthia Thompson. **Motion passes 7-0**.
- **Motion – Rule and Policy Committee Appointment:** Christine Dixler moved to appoint Peggy Pickering to the committee. **Seconded** by Kelly Alter. **Motion passes 5-2**, with Rose Greenbaum and Bonnie Napoli voting no.

- **Motion – Assignment of Rights and Waiver of Use Form:** Christine Dixler moved to approve an updated form and increase the renter processing fee to $600. **Seconded** by Cynthia Thompson. **Motion passes 6-1**, with Dave Lowens voting no.
- **Motion – Pets and Service Animal Rule:** Postponed until the next workshop to allow for community review.
- **Motion – Disciplinary Action (Member 2025):** Cynthia Thompson moved to approve a $100 fine and 120-day suspension of facility access and barcodes for egregious property damage. **Seconded** by Kelly Alter and Bonnie Napoli. **Motions pass 7-0**.
- **Motion – Lounge HVAC Replacement:** Postponed pending Facilities Committee review.
- **Motion – Golf Irrigation Upgrade (In-N-Outs):** Kelly Alter moved to approve a capital expense for irrigation upgrades. **Seconded** by Cynthia Thompson. **Motion passes 7-0**

7. **Treasurer's Report:** Cynthia Thompson reported June income was $1,000 over budget. Expenses for June were approx. $24,000 under budget. The year-to-date variance is $311,000 to the good. Increased interest income contributed $22,000 this month. The reserve balance is projected to end the year at $1.8 million.
8. **General Manager's Report:** Jody Clor reported that June Food and Beverage covers increased by 20% over last year. He noted a major 12-inch mainline irrigation break near hole #6 temporarily halted community-wide irrigation. A Spectrum town hall is scheduled for July 27th for the 12 villages
9. **President's Report:** Christine Dixler discussed the capital contribution increase and consolidated trash services. A survey will be sent on August 7th to all members regarding both.

10. Member Comment. Suggested to make new rules for members to have 2 weeks to review items before board votes, member spoke in support of the increase in capital contribution, questions regarding fitness center fee allocations and when updates to the golf manual would be completed.

11. Board Closing Comments: Bonnie Napoli commented the Marketing and Membership Committee meeting was moved to August 3rd. Dave Lowens inquired about the status of the geothermal engineering report and the Spectrum vote. Rose Greenbaum questioned the rationale for not having a bid other than Spectrum.

12. Adjournment: The meeting was adjourned at 3:03 following a motion by Christine Dixler, seconded by Dan Rooney.

Respectfully submitted by Rose Greenbaum, Secretary 2026 Board of Directors.

Approved by the Board.