

Heritage Springs Community Association, Inc.
Board of Directors Meeting Minutes
Wednesday, January 28, 2026
1:15 pm PAC

1. Call to Order: at 1:13 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 January 26, 2026.
 - a. In Attendance: Cynthia Thompson, Kelly Alter, Anthony Dinallo, Dann Stavro, and Christine Dixler. Absent: Dan Rooney and Michael Scieszka.
 - b. In Attendance: Jody Clor – General Manager; Ailyn Millares – Controller; Marti Provenzano – Assistant HOA/Member Relations Manager; Shawn McCormick – Assistant General Manager; Joe Davis – General Services Manager.
4. Motion to Approve Board Meeting Minutes 12-17-25: Cynthia Thompson made a motion to approve the Board Special Meeting Minutes. Kelly Alter seconded the motion. Motion Passes 5-0.
5. Motion to Approve Board Meeting Minutes 1-5-25: Cynthia Thompson made decision to postpone approving these Minutes until next month's Board meeting.
6. President's Report: Cynthia Thompson thanked those who attended / participated at the Meet the Candidates event.
7. Treasurer's Report: Dann Stavro reviewed the following:

Operating Account Results

(Excludes Insurance, Spectrum, & Emergency Assessment Funds)

	December	YTD				
	Budget	Actual	Variance	Budget	Actual	Variance
Income	775,000	795,000	20,000	8,522,000	8,633,000	111,000
Expense	770,000	824,000	54,000	8,522,000	8,384,000	138,000
Net	5,000	29,000	34,000	0	249,000	249,000

Operating ANALYSIS (Actual vs Budget, excl Ins, Spec Door Fee, Emer Ass't)

	Monthly Comments	Dec's Variance	YTD Comments	YTD Variance
I N C	Working Cap Cont 18k, Golf 25k, Interest 9k, Spectrum 7k F&B Sales -38k	20,000	Spectrum 41k, Interest 35k, F&B Sales 31k Working Cap 37k !!!!!!!! Tax sales -28k, Golf -6k	111,000
E X P	F&B Purch -26k, Legal 20k, Wages 16k Utilities 11k, Weed & Sand 9k, Spectrum 9k	54,000	Wages -354k, F&B pch -75k, Equip lease/rent/purch 63k Util 41k, Ground Maint 21k, Legal 24k, Cr card exp 19k, Gate repairs 15k	-138,000
	NET	34,000		249,000

Year End Reserve Account Status

1/1/2025 Beginning Balance	1,444,586
YTD Income (Insurance, Int, Emer Ass'ts, Member contributions, WCC, Spectrum door fee)	3,451,531
YTD Expenses	-2,482,444
Approved projects not yet completed	-67,964
2025 Year End Balance	2,345,700

2025 RESERVE EXPENSES BY DEPARTMENT

HOA	F&B	GOLF	TOTAL*
1,076,117	61,220	1,345,107	2,482,444

Projected 2026 Reserve Account Status as of December

1/1/2026 Beginning Balance	2,345,700
Income (Interest, Member contributions, Working Capital Contributions)	1,404,000
Projected Reserve funds before expenses	3,749,700
2026 Reserve Study Recommendations	TBD
Projected Year End Balance	TBD

**2026 Major Expenses

Asphalt repaving	Pavers	Monuments
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8. General Manager's Report: Jody Clor provided updates on the following topics: Facilities, Golf, Human Resources, HOA/Member Relations, Food & Beverage, and IT.
9. Committee Reports: No updates were shared.

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10. Motions to Approved Updates to the Following Rules and Policies: Christine Dixler made a motion for the Heritage Springs Community Association Board of Directors to table items 11-16. Motion seconded by Dann Stavro. Motion passed 7-0.
11. Finance Policy: Postponed, see #11 above.
12. Investment Policy: Postponed, see #11 above.
13. HOA Fee Rule: Postponed, see #11 above.
14. Board Project Selection Policy: Postponed, see #11 above.
15. Working Capital Exemption Policy: Postponed, see #11 above.
16. Motion to Rescind and Remove Capitalization Policy: Postponed, see #11 above.
17. Motion to Dissolve Consolidated Trash Ad-Hoc Committee:
Dan Rooney made a motion for the Heritage Springs Community Association Board of Directors to dissolve the Consolidated Trash Services Committee. Motion seconded by Christine Dixler. Motion passes 7-0.
Member Comments on this item: None
18. Motion to Dissolve Aspirational Ad-Hoc Committee:
Anthony Dinallo made a motion for the Heritage Springs Community Association Board of Directors to dissolve the Aspirational Projects Ad-hoc Committee. Motion seconded by Christine Dixler. Motion passes 7-0.
Member Comments on this item: None
19. Member Comments on Non-Agenda Items: Several members made comments and suggestions.
20. Other Business: No other business brought up.
21. Board Closing Comments: Several Board members made comments.
22. Adjournment: Cynthia Thompson made a motion to adjourn the meeting. Kelly Alter seconded the motion. The vote was 7-0, and the motion passed. The meeting adjourned at 2:24 p.m. 28 members were in attendance.

Respectfully submitted,
Anthony Dinallo

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Secretary