

Heritage Springs Community Association, Inc.
Board of Directors Meeting Minutes
Wednesday, February 11, 2026
1:45 pm PAC

1. Call to Order: at 2:01pm 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 February 9, 2026.
 - a. In Attendance: Cynthia Thompson, Kelly Alter, Anthony Dinallo, Dann Stavro, Christine Dixler, 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; Brian Richter – Director of Golf.
4. Motion to Approve Board Meeting Minutes 1-28-26: Cynthia Thompson made a motion to approve the Board Meeting Minutes. Michael Scieszka seconded the motion. Motion Passes 7-0.
5. General Manager's Report: Jody Clor provided updates on the following topics: Accounting, Human Resources, Food & Beverage, Facilities, Golf, HOA/Member Relations, and IT.
6. Member Comments on Policies & Rules: No comments were shared.
7. Motion to approve updated Finance Policy: Christine Dixler made a motion for the Heritage Springs Community Association Board of Directors to approve the updated Finance Policy to replace the current Finance Policy in the Policy and Procedure document currently posted on the HSCA Website. Motion seconded by Kelly Alter. Motion Passes 7-0.
8. Motion to approve updated Investment Policy: Christine Dixler made a motion for the Heritage Springs Community Association Board of Directors to the updated Investment Policy to replace the current Investment Policy for Reserve and Operating Funds, in the Policy and Procedure document currently posted on the HSCA Website. Motion seconded by Dann Stavro. Motion passes 7-0.
9. Motion to approve Working Capital Contribution Exemption Rule: Christine Dixler made a motion for the Heritage Springs Community Association Board of Directors to approve the updated Working Capital Contribution Exemption Rule for inclusion in the Rules and Regulations document currently posted on the HSCA Website, and removal of the Working Capital Contribution Policy from the Policy and Procedure manual on the HSCA website. Motion seconded by Kelly Alter. Motion passes 7-0.
10. Motion to approve HOA Dues Rule: Christine Dixler made a motion for the Heritage Springs Community Association Board of Directors to the updated Monthly HOA Fee and Member Statement Rule for inclusion in the Rules and Regulations document posted on the HSCA Website, and removal of the Maintenance Fee Accounting Company Processing Authorization Policy from the Policy and Procedure manual on the HSCA website. Edits discussed at the workshop will be included in the final version prior to posting. Motion seconded by Dan Rooney. Motion passes 7-0.

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11. Motion to approve rescinding Board Project Selection Policy: Christine Dixler made a motion for the Heritage Springs Community Association Board of Directors to approve rescinding, revoking and removing the current Board Project Selection Policy from the Policy and Procedure document currently posted on the HSCA Website. Motion seconded by Dan Stavro. Motion passes 7-0.
12. Motion to approve rescinding Capitalization Policy: Christine Dixler made a motion for the Heritage Springs Community Association Board of Directors to rescind and remove the Capitalization Policy from the HSCA Policy and Procedure manual currently on the website, effective immediately. Motion seconded by Michael Scieszka. Motion passes 7-0.
13. Motion to approve Charter for new 2026 Ad Hoc Trash Consolidation Committee: Dan Rooney made a motion for the Heritage Springs Community Association Board of Directors to approve the Charter for the 2026 Consolidated Trash Services Ad-hoc Committee Charter. Motion seconded by Dann Stavro. Motion passes 7-0.
14. Member Comments on Ad Hoc Committee: There were no member comments.
15. Motion to approve suspension of member rights and privileges for Member #18019: Christine Dixler made a motion for the Heritage Springs Community Association Board of Directors to that the Board approve the recommended suspension of rights of Member #18019 until full payment of all obligations currently due or overdue is made to the Association. Motion seconded by Kelly Alter. Motion passes 7-0.
16. Member Comments on Member Suspension: There were no comments made from members.
17. Member Comments on Non-Agenda Items: There were no comments made from members.
18. Other Business: A motion to approve a CAP for golf course ice/water machines will be added to the next Board of Directors meeting.
19. Board Closing Comments: Several Board members made comments.
20. 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 2:46 p.m. 41 members were in attendance.

Respectfully submitted,
Anthony Dinallo
Secretary