

Heritage Springs Community Association, Inc.
Board of Directors Meeting Minutes
Wednesday, February 25, 2026
1:00 pm PAC

1. Call to Order: at 1:07 pm by President Christine Dixler.
2. Pledge of Allegiance: Christine Dixler led the Pledge of Allegiance.
3. Proof of Notice and Quorum: The meeting was posted on February 23, 2026.
 - a. In Attendance: Christine Dixler, Cynthia Thompson, Kelly Alter, Dan Rooney, Dave Lowens, and Rose Greenbaum. Judeth (Bonnie) Napoli was absent.
 - b. Others 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 of 2-11-26: Christine Dixler made a motion to approve the Board Meeting Minutes. Cindy Thompson seconded the motion. Motion Passes with 4 yes votes; 2 Directors, Dave Lowens and Rose Greenbaum abstained as they were not present at the 2-11-26 meeting.
5. Motion to Approve Workshop Meeting Minutes of 2-11-26: Christine Dixler made a motion to approve the Board Workshop Meeting Minutes. Dan Rooney seconded the motion. Motion Passes with 4 yes votes; 2 Directors, Dave Lowens and Rose Greenbaum abstained as they were not present at the 2-11-26 meeting.
6. Motion to Approve Board Meeting Minutes of 2-16-26: Christine Dixler made a motion to approve the Board Meeting Minutes. Kelly Alter seconded the motion. Motion Fails with 3 yes votes and 3 abstentions from Dan Rooney, Dave Lowens, and Rose Greenbaum as they were not present at the 2-16-26 meeting. The unofficial minutes for 2/16/26 will be posted.
7. Motion to Approve Board Organizational Meeting Minutes of 2-17-26: Christine Dixler made a motion to approve the Board Organizational Meeting Minutes. Dave Lowens seconded the motion. Motion passed 6-0.
8. President's Report: President Christine Dixler reviewed the Board training topics covered in the Board orientation on February 18, 19 and 20; she then presented the 2026 Board Advisory Committees and Board Liaisons.
9. Treasurer's Report: Treasurer Cindy Thompson presented the Treasurers Report. (Attached).
10. General Manager's Report: Jody Clor provided updates on the various operational topics.
11. Committee Reports: Membership, Marketing and Communications Committee report by Tom Grunwald.
12. Member Comments on Agenda Topics: various members made comments on agenda items.

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13. Motion to remove and appoint new Secretary to the Board: Christine Dixler made a motion to remove Rose Greenbaum as Secretary of the Board, due to health conditions. Motion seconded by Kelly Alter. Motion Failed with 3 yes votes; 2 no votes cast by Dave Lowens and Dan Rooney; and 1 abstention by Rose Greenbaum.
14. Member Comments on this motion: Steve Gibson stated that management should be permitted to provide a recording secretary in Rose's place.
15. Motion to approve updated Finance and Insurance Committee Charter: Christine Dixler made a motion to approve the updated and combined Finance and Insurance Committee Charter to reflect a merger of those two committees; to replace and remove the current Finance Committee Charter and insurance committee Charter. Motion seconded by Dan Rooney. Dave Lowens requested that the Charter be edited to state that the Finance and Insurance Committee review the annual Budget before it is submitted to the board for approval. Approved as amended, 6-0.
16. Member Comments on this Motion: Steve Gibson commented on the responsibilities of the Finance Committee.
17. Member Comments on Non-Agenda Items:
 1. Kathy Gibson asked several questions about F&B discrepancy, employee meals etc. Christine Dixler requested that she submit the questions in writing so that they could all be addressed thoroughly.
 2. Anthony Dinallo congratulated the Board and offered his services in any way needed.
 3. A question was raised about off-hours security; a phone-number was provided.
18. Board Closing Comments: Dave and Rose made comments.
19. Adjournment: Christine Dixler 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 2:26 p.m. 62 members were in attendance.

Respectfully submitted,
Kelly Alter
Vice President

Approved by the Board on 3/25/2026