

Heritage Springs Community Association, Inc.
Board of Directors Meeting Minutes
Wednesday, April 22, 2026
1:00 PM Magnolia Room

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 48 hours prior to the meeting, and a quorum was established.

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

b. Attendance (Staff): Jody Clor – General Manager; Joe Davis – General Services Manager; Ailyn Millares – Controller; Marti Provenzano – Assistant HOA & Member Relations Manager; Jason Finger IT Manager; Jose Lopez, Facilities Manager.

4. Approval of Board Meeting Minutes:

- **March 25, 2026 Regular Board Meeting:** Christine Dixler moved to approve March 25, 2026 minutes as written. Second by Kelly Alter. Dave Lowens abstained from the vote, noting he had not received his board packet in time to review them. Motion passed 5-0, with one abstention.

- **April 9, 2026 Executive and Workshop Meeting Minutes:** Approval was postponed until the next meeting due to technical difficulties.

5. Committee Reports:

- **ARC Committee:** Ben O'Connor reported that the committee reviewed 48 exterior change requests, approving 46 and denying one for invasive plant species. The ARC manual is currently under review.

- **Policy and Procedure Committee:** Christine Dixler reported that the committee is working to update various association policies and reminded all committee members to sign a Code of Conduct.

- **Golf Committee:** Kelly Alter announced that a new scorecard has been approved and will be ordered shortly.

- **Lifestyle and House Committee:** Wayne Barry noted concerns regarding sound levels at Friday night events. Shaun remarked he had not received complaints regarding the noise level but would speak with the bands. Rose Greenbaum mentioned the potential return of a community lecture series. Next meeting scheduled in May.
- **Finance and Insurance Committee:** Anthony Dinallo reported that the committee identified a new chairperson, co-chair, and secretary. Subject Matter “Experts” (SMEs) have been assigned to focus on insurance and capital finances items prior to sending to the board for approval.
- **Disputes and Resolutions Committee:** Cynthia Thompson reported that the committee completed its statutory training.
- **Membership Marketing and Communications:** Bonnie Napoli reported plans to [re] launch the Ambassador program to support the community mixer on May 12.
- **Recruiting and Nominating:** The committee held an organizational meeting and scheduled its next meeting for May.

6. Motions:

- **Motion – Lifestyle and House Committee Membership:** Rose Greenbaum moved to approve Karen Heimann as the seventh member of the committee. Second by Kelly Alter. Motion passed 6-0.
- **Motion – Tennis Cap:** Kelly Alter moved to postpone the motion to approve the tennis fence and lighting CAPs until the next Board meeting to allow for further vendor coordination. Second by Christine Dixler. Motion passed 6-0.
- **Motion – Member Sanctions** (Member #8038): This item was removed from the agenda prior to the meeting.

7. Treasurer’s Report: Cynthia Thompson reported a positive operating variance of \$56,000 for the month of March and \$213,000 year-to-date. Total revenue for March reached \$859,000 against a budget of \$824,000. The reserve account balance is \$2.4 million. The committee is looking to phase large-scale road and golf course projects over more years to protect the reserve funds.

8. General Manager’s Report: Jody Clor reported 25 home sales year-to-date, exceeding the budgeted 16 sales. Food & Beverage saw 8,000 covers in March, resulting in a \$12,500 surplus. Facilities updates included major irrigation repairs

and the restoration of the hot tub. A soft launch for the "My HOA" digital template is scheduled for the April 29 town hall meeting. Jody Clor also urged residents to slow down following a serious pedestrian accident in a community crosswalk.

9. President's Report: Christine Dixler detailed the renewal of General Manager Jody Clor's contract through December 2028.

10. Member Comments:

- Various Member comments were made regarding the GM contract.
- Additional Comments: Residents shared concerns regarding dining service speed, group reservation requirements, and requests for power washing at village entrances.

11. Board Closing Comments: Dave Lowens expressed objection to the contract's "onerous" separation provisions and the presence of a security officer at the meeting. Christine Dixler clarified that the security officer was present due to threats against her and the General Manager.

12. Adjournment: Motion to adjourn was made and seconded. The meeting was adjourned at 2:16 PM by Christine Dixler.

Respectfully Submitted

By Rose Greenbaum, Secretary,

May 21, 2026

Approved as amended by the Board, May 24, 2026