

**Springhurst Community Association
Board of Directors Meeting
Springhurst Clubhouse, 4200 Springhurst Blvd.
Louisville, KY 40241
September 18, 2023**

I. Call to Order

President Harral confirmed the quorum and called the meeting of the SCA Board of Directors to order at 7:02 PM.

II. Roll Call

Present

Brenda Harral, At-large, President	Greg Troutman, Abbeywood
Nadine Deaton, Springbrooke, Secretary	Josh Rose, White Blossom
Eric Samaro, Felsmere	Mike Merrifield, Tuxford
Dan Cantrell, Ivybridge, Treasurer	Ben Jenkins, Wynbrooke, V-P
Ann Rosing, Springmont	Norm Stiefler, Valencia
Chris Block, SAL Springhurst Gardens	

Absent

Rudy Rodriguez, Hartwick	Jim Burd, At-large
John Olash, White Blossom	Susan Ladd, Springmeadows
Casey Cline, At-large*	Chris Utter, Moorfield

* Arrived and had to leave before meeting due to family emergency.

Guests

Cheryl, Shontz, Property Manager

III. SCA Board Items

Approval of Meeting Minutes, September 18, 2023. Director Stiefler motioned, second by Director Troutman. Motion passed.

IV. President's Report - President Harral suggested that the SCA Annual Election results be posted to the secure area of the website after the election, rather than printed and mailed to save printing dollars. The annual meeting notice and newsletter article will include that notification and encourage members to register at the website. While there was no formal motion, the directors appeared to be in agreement.

V. Property Manager's Report – There were no questions on the report.

Property Manager notified the board that a resident in White Blossom was running and advertising for a business in their home in violation of the deed restrictions and SCA Rules. The homeowner has received letters and voice mails regarding violation of HOA rules, notifying them to cease operation and remove signage on the property. Director Troutman motioned, second by Director Stiefler to forward to SCA Attorney. Motion passed.

VI. Committee Report

a) Grounds – No formal report submitted. Updates by Director Merrifield.

b) Finance -

- 1) There were no questions asked on financials emailed to the directors.
- 2) The Committee will meet on October 3 to draft the 2024 budget.

c) Architectural Review – Seven ARC applications were received this month, five requests were approved, one was denied, and one is pending.

d) Pool and Clubhouse –

- 1) There were no questions on the emailed report.
- 2) Director Deaton motioned, seconded by Director Rose, that the board approve a pool management contract for 2024-2025 with Kentuckiana Management Company that includes an increase from \$76,834 to \$79,276 for the first year and an increase of three percent (3%) for the second year. Motion passed.

e) Communications –

- 1) Items from the emailed committee report were discussed.
- 2) Director Rosing requested that the 2024 Communications budget include money for exploring rebranding/refreshing the newsletter and redesign of the website. She was asked to provide her proposed draft budget to the Finance Committee prior to their budget meeting since she is still waiting on quotes from local companies. While there was no formal motion, it appeared that the majority of the board were in agreement.

3) President Harral offered, along with the property manager, to help Director Rosing craft RFP's for the newsletter and website.

f) Rules and Policy - No update. It was discussed that the Rules and Policy Committee will convene to review and prepare updates as necessary.

VIII. Old Business – No old business was discussed.


IX. New Business – 2024 – 2025 Landscape Contract Bids

Director Merrifield motioned, seconded by Director Rose that SCA contract with Aphix for 2024 - 2025 to be the same with no more than a 3% price increase for 2025. Motion passed.


X. Executive Session – no executive session.

XI. Adjournment - Director Troutman motioned, seconded by Director Stiefler that the meeting adjourn at 8:41 PM. Motion passed.

Respectfully submitted,


Nadine Deaton, Secretary

These minutes were board approved and entered into the corporate record on October 16, 2023.


Brenda Harral, President