

**Springhurst Community Association
Board of Directors Meeting
Springhurst Clubhouse
4200 Springhurst Blvd., Louisville, KY 40241
November 18, 2024**

I. Call to Order

President Cline called the meeting of the SCA Board of Directors to order at 7:00 PM.

II. Roll Call to Establish Quorum

Present:

Casey Cline, President, At-Large
Anna Rosing, Secretary, Springmont
Greg Troutman, Abbeywood
Ben Jenkins, Vice-President, Wynbrooke
Ron Gossman, Treasurer, Spring Meadows
Erik Samaro, Felsmere (arrived 7:05PM)
John Musser, Ivybridge

Ann Farmer, Springhurst Gardens
Mike Merrifield, Tuxford
Chris Utter, Moorfield
Rudy Rodriguez, Hartwick
Nadine Deaton, Springbrooke
Josh Rose, White Blossom

Absent:

Chris Block, At-Large
Jim Burd, At-Large

John Olash, White Blossom

No Response:

Norman Stiefler, Valencia

Guests:

Cheryl Shontz, Property Manager

Dianne Davidson (resident)

III. SCA Board Items - Motion by Director Farmer, seconded by Director Merrifield that the board approve the minutes of the October 21, 2024 board meeting. Motion passed unanimously.

IV. President's Report - No questions on emailed report. President Cline noted that the holiday lighting for the main entrance on Highway 22 had been approved.

V. Property Manager's Report - No questions on emailed report.

VI. Committee Reports

a) Grounds - Director Merrifield supplemented his emailed report with the following:

1. Last winter, Aphix cleared the east berm on Hurstbourne of overgrowth, weeds and scrub trees. We have a bid from Aphix to do the same, at their winter rate, on a portion of the west berm on Hurstbourne. Director Merrifield motioned, seconded by Director Troutman that the board approve the Aphix bid for work on the west berm of Hurstbourne running from the area just north of the recently hydro-seeded area to the entrance of Valencia, not to exceed a total of cost of \$7,843 including tax, and to be paid out of

Reserves. Motion passed.

2. A portion of the paver sidewalk across the roadway at the White Blossom entrance has eroded and created a walking hazard because of the accumulation of mud and water. Director Merrifield motioned, seconded by Director Gossman that the board approve a bid by Aphix to repair the sidewalk area and fix the issue at a total cost of \$5,656 including tax, and to be paid out of Reserves. Motion passed.
3. Some stones have fallen from a Felsmere entry arch and necessary repairs are in progress.
4. Lighting to increase brightness at the entrances of Abbeywood, Spring Meadows and Springmont is being reviewed to determine if new fixtures are warranted.
5. Soil testing has been approved for entrance areas where flowers have not done well in recent years.
6. The Grounds Committee is continuing to explore options to remedy the Springbrooke pond issues which have resulted in the residents being subjected to foul odors and excessive swarms of mosquitoes. Research so far has indicated it will be a long, costly process and take 9 months to a year to complete. Trees that are contributing to the issue will be removed at the beginning of 2025.

b) Finance - Nothing to report.

c) Architectural Review - Director Troutman reported that there were four (4) new applications for exterior modifications this month, three (3) of which were approved and one (1) that was still pending.

d) Pool and Clubhouse - Nothing to report.

e) Communications - Director Rosing reported that the first draft of the December newsletter should go out to the Directors for review this week and that website registration issues are being addressed..

f) Rules and Policy - Director Jenkins reported that the SCA Attorney reviewed the revised Rules for Springhurst and the only recommendation was to add language in Sec. II Exterior Modifications. Director Troutman motioned, seconded by Director Deaton, that the board approve replacing the words "approval of the ARC" with "**written approval of the ARC**" in Sec. II Exterior Modifications, paragraph C, Swings, Play & Sports Equipment, number 2 and also in paragraph I, Lawn Ornaments and Yard Art, numbers 1 and 2. Motion passed unanimously.

g) Social (ad hoc) - Director Jenkins reported the following:

1. The Trunk or Treat event was a success with great community participation.
2. The Holiday/Winter event is scheduled for December 14th from 11AM - 1PM. Activities will consist of decorating ornaments and cookies, a hot chocolate

bar and additional crafts. More details coming soon.

VII. Old Business

1. Directors were reminded and encouraged to use their individual board email addresses for all board business
2. Springhurst Gardens irrigation repairs cost \$4,000 and are complete.

VIII. New Business

1. Corporate Transparency Act - Discussion on directors completing the Beneficial Ownership Information form. Consensus was that further research was necessary. Director Troutman to follow up.
2. Winter Road Treatment Plan - President Cline and Director Jenkins volunteered to be the contacts in case of inclement weather.
3. The board will not meet in December unless something changes.

IX. Executive Session

- a) Director Troutman motioned, seconded by Director Jenkins, that the board move into executive session at 8:12 PM. Motion passed unanimously.
- b) President Cline motioned, seconded by Director Troutman that the board move out of executive session at 8:25 PM. Motion passed unanimously.

X. Adjournment - Director Samaro motioned, seconded by Director Farmer that the meeting adjourn at 8:26 PM. Motion passed unanimously.

Respectfully submitted,


Anna Rosing, Secretary

These minutes were board approved and entered into the corporate record on January 20, 2025.


Casey Cline, President