

**Springhurst Community Association  
Board of Directors Meeting  
Springhurst Clubhouse  
4200 Springhurst Blvd., Louisville, KY 40241  
January 20, 2025**

**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  
Rudy Rodriguez, Hartwick  
Josh Rose, White Blossom  
Erik Samaro, Felsmere  
John Musser, Ivybridge

Nadine Deaton, Springbrooke  
Mike Merrifield, Tuxford  
Ron Gossman, Treasurer, Spring Meadows  
John Olash, White Blossom  
Chris Block, At-Large  
Ann Farmer, Springhurst Gardens  
Ben Jenkins, Vice-President, Wynbrooke  
(left at 7:59PM)

**Absent:**

Jim Burd, At-Large

Chris Utter, Moorfield

**No Response:**

Norman Stiefler, Valencia

**Guests:**

Cheryl Shontz, Property Manager  
Brenda Harral (Wynbrooke resident)  
Craig ??? (??? resident)

Ken Schreiner (Springbrooke resident)  
Beau Scott (Springbrooke resident)

**III. SCA Board Items**

a) Motion by Director Musser, seconded by Director Olash, that the board approve the minutes of the November 18, 2024 board meeting. Motion passed unanimously.

b) Three residents, Ken Schreiner, Beau Scott and Craig ???, addressed the board regarding the condition of the roads in Springhurst after the recent snow and ice events. They respectfully requested that the board reconsider the existing Winter Road Treatment Policy, possibly amending it for future storms, especially if the circumstances and conditions could be considered life threatening. President Cline thanked them for sharing their concerns and let them know that the board would be addressing the issue at the meeting tonight.

**IV. President's Report** - No questions on report.

**V. Property Manager's Report** - No questions on report, but did note that Republic would be back on regular schedule and would pick up Christmas trees on Monday, 1/27/25.

## VI. Committee Reports

a) Grounds - Director Merrifield updated the board on the Springbrooke pond issues.

1. They met with Aquatic Control on dredging the pond and they agreed it needed to be done and suggested a Mapping Study to identify how much of the pond needed to be dredged. The mapping study would cost \$4,505 and would be used to write an RFP for bids to dredge the pond. Director Troutman motioned, seconded by Director Farmer, that the board approve a contract with Aquatic Control to prepare a Mapping Study of the Springbrooke pond, not to exceed a total cost of \$4,505 including tax, and to be paid out of Reserves. Motion passed unanimously.
2. It was also determined that the fountain in the deep end of the pond is not adequate to address the current issues. Aphix quoted \$7,000 to add a second fountain to the pond.

b) Finance - Nothing to report.

c) Architectural Review - Director Troutman reported that there were three (3) new applications for exterior modifications this month and three (3) prior applications that were pending, all of which have now been approved.

d) Pool and Clubhouse - Did not meet.

e) Communications - Director Rosing supplemented the emailed committee report with the following:

1. Notice letters for the annual meeting will be in the mail tomorrow, well *within the 35 day notice period.*
2. Website has been updated to reflect 2025 Assessment and Revised Rules and Regulations.
3. Still working on getting residents registered. Seems to have been more interest shown since newsletter and assessment notices went out.
4. New registration procedure is in place. Now when residents go to the website and click on the "Register" button, they fill out a form which is sent to Cheryl. She verifies that they are a resident and sends back a link to complete registration.
5. Had hoped to coordinate with the Social Committee to host a "Meet Your Neighbor" event at the clubhouse in January where residents could bring their devices and receive assistance on registering for the website. Maybe look at dates at the beginning of February.

f) Rules and Policy - Nothing to report.

g) Social - Director Jenkins reported the following:

1. The Holiday/Winter event on December 14th was very successful; lots of

positive feedback.

2. The committee will be meeting soon to plan future community events .

**VII. Old Business** - Corporate Transparency Act - Currently in a holding pattern; nothing has changed.

**VIII. New Business** - Winter Road Treatment Plan - President Cline updated the board on the concerns and issues resulting from the recent snow/ice events. While the existing Winter Road Treatment Policy was followed after the storm, because of the catastrophic nature of the storm and freezing temperatures in the days after, additional resources were needed. On 1/16/25 the SCA contracted with Aphix to salt/de-ice as necessary to remove the inches of ice packed down on Springhurst roads (excluding the private villages) and to salt/plow a portion of the clubhouse parking, due to a scheduled clubhouse rental. The board discussed the concerns of the residents and the potential cost factor of a more widespread Winter Road Treatment Plan. Additional discussion of the issue and possible amendment of the current policy was tabled for a later date.

**IX. Executive Session**


- a) President Cline motioned, seconded by Director Rosing, that the board move into executive session at 8:16 PM. Motion passed unanimously.
- b) President Cline motioned, seconded by Director Troutman, that the board move out of executive session at 8:21 PM. Motion passed unanimously.

**X. Adjournment** - Director Samaro motioned, seconded by Director Block that the meeting adjourn at 8:24 PM. Motion passed unanimously.

Respectfully submitted,

  
Anna Rosing, Secretary

These minutes were board approved and entered into the corporate record on February 17, 2025.

  
Casey Cline, President