

**Springhurst Community Association
Board of Directors Meeting
Springhurst Clubhouse, 4200 Springhurst Blvd.
Monday, April 21, 2025**

I. Call to Order

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

II. Roll Call to Establish Quorum

Present:

Greg Troutman, Vice-President, Abbeywood	Kitty Samuels, At-Large
Anna Rosing, Secretary, Springmont	Ann Farmer, Springhurst Gardens
Rudy Rodriguez, Hartwick	Chris Utter, Moorfield
Ben Jenkins, Wynbrooke	Chris Block, At-Large
Erik Samaro, Felsmere	Diane Davidson, Tuxford
John Musser, Ivybridge	
John Olash, White Blossom	

Absent:

Ron Gossman, Treasurer, Spring Meadows	Josh Rose, White Blossom
Casey Cline, President, At-Large	

Guests:

Cheryl Shontz, Property Manager

III. SCA Board Items

- a) Director Farmer motioned, seconded by Director Block, that the board approve the minutes of the SCA Board meeting on March 17 , 2025. Motion passed.
- b) **Election of Substitute At-Large Directors** - Springbrooke and Valencia
 1. Two candidates from Springbrooke, Nadine Deaton and Loreal Greathouse, addressed the board, gave their credentials and respective reasons for wanting to serve on the board.
 2. Three candidates for the Valencia At-Large Director position, Walt Zalewski, Brenda Harral and Laura Greer, addressed the board, gave their credentials and respective reasons for wanting to serve on the board.
 3. The board voted by secret ballot and Loreal Greathouse was elected as Springbrooke Director and Walt Zalewski was elected as Valencia Substitute At-Large Director.
- c) **Election of Board President** - Tabled for May board meeting.
- d) **Election Of Additional Vice-Presidents** -Tabled for May board meeting.

IV. President's Report - No report due to President Cline's absence.

V. Committee Reports

a) Grounds

1. Director Rodriguez updated the board on mulching issues and the safety factor

resulting from the location of Aphix equipment was discussed.

2. Director Rodriguez motioned, seconded by Director Troutman that funds in the amount of \$8,682.96 be transferred from Reserves in order to make necessary improvements to the east berm on Hurstbourne located across from Felsmere. Motion passed unanimously.

b) Finance - Director Rodriguez motioned that he be added to the Finance Committee, which was seconded by Director Samuels. Motion passed unanimously. (Note: Director Rodriguez was unable to attend the March meeting when the 2025 committees were formed. Since the Grounds Committee makes up a good portion of the annual budget, Director Rodriguez felt it would be beneficial for all if he was also on the Finance committee.)

c) Architectural Review - Director Troutman reported that there were twelve (12) new applications for exterior modifications this month, nine (9) of which have been approved and three (3) that were still pending.

d) Pool and Clubhouse - No report.

e) Communications - Director Rosing updated the board on the status of the Spring newsletter.

f) Rules and Policy - Director Troutman has drafted an Amendment to the Winter Road Treatment Plan, which he will send out for all to review.

g) Social & Activity - Director Jenkins reported on the following events:

1. May 16 - Family Movie Night on the lawn of the clubhouse with food trucks.
2. June 20th - Springhurst Summer Fest with food trucks, bounce houses and live music. Details to follow.
3. First Annual Easter Egg Hunt was held on April 13th and had great participation.

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

VII. Old Business - None

VIII. New Business - None.

IX. Executive Session

- a) Vice-President Troutman motioned, seconded by Director Samaro, that the board move into executive session at 8:21 PM. Motion passed unanimously.
- b) Vice-President Troutman motioned, seconded by Director Utter, that the board move out of executive session at 8:31 PM. Motion passed unanimously.

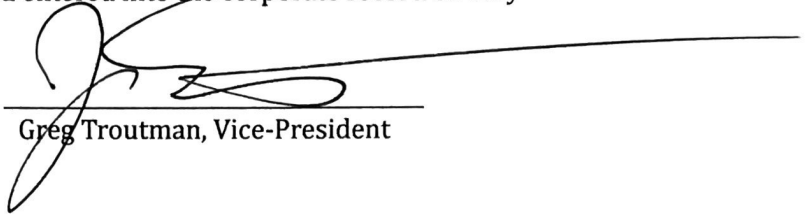
X. Next Board Meeting - Monday, May 19 at 7:00 PM

XI. Adjournment - Director Farmer motioned, seconded by Director Rosing that the meeting adjourn at 8:32 PM. Motion passed.

Respectfully submitted,


Anna Rosing, Secretary

These minutes were board approved and entered into the corporate record on May 19, 2025.


Greg Troutman, Vice-President