

**Springhurst Community Association
Board of Directors Meeting
Springhurst Clubhouse, 4200 Springhurst Blvd.
Monday, May 19, 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
Greg Troutman, Vice-President, Abbeywood
Rudy Rodriguez, Hartwick
Chris Utter, Moorfield
Josh Rose, White Blossom
Loreal Greathouse, Springbrooke

Anna Rosing, Secretary, Springmont
Kitty Samuels, At-Large
Ann Farmer, Springhurst Gardens
Walt Zalewski, SAL Valencia
Diane Davidson, Tuxford

Absent:

Ben Jenkins, Wynbrooke
Chris Block, At-Large

Erik Samaro, Felsmere
Ron Gossman, Treasurer, Spring Meadows

No Response to Notice:

John Musser, Ivybridge

John Olash, White Blossom

Guests:

Cheryl Shontz, Property Manager

Brenda Harral (Wynbrooke resident)

III. SCA Board Items - Director Troutman motioned, seconded by Director Utter that the board approve the minutes of the SCA Board meeting on April 21, 2025. Motion passed.

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

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

VI. Committee Reports

a) Grounds

1. Director Rodriguez motioned, seconded by Director Troutman, to move \$3,939.53 from the Reserves account to be used to renovate the Albans Place island in Felsmere, which would include removal of a dead tree. Motion passed unanimously.
2. Planting of flowers, originally scheduled for the week of May 12th, has now been moved to the week of May 27 due to the small size of the plants.

b) Finance - No report due to the Treasurer being absent. No questions on the financial portion of the Property Manager's report.

c) Architectural Review - Director Troutman reported that there were nine (9) new applications for exterior modifications this month, eight (8) of which have been approved and one (1) that was still pending.

d) Pool and Clubhouse - Director Rose reported that the pool is ready to open and that the heater is working.

e) Communications - No questions on the emailed report.

f) Rules and Policy - Director Troutman has drafted an Amended Winter Road Treatment Policy, which he will email to both the Rules & Policy and the Winter Road Treatment Ad Hoc Committee. The two committees will then meet to finalize the policy to be presented to the board and voted on.

g) Social & Activity

1. The Family Movie Night event on May 16th had to be cancelled due to heavy storms in the area, but has tentatively been rescheduled for August.
2. June 20th - Springhurst Summer Fest with food trucks, bounce houses and live music. Details to follow.

VII. Old Business

1. Election of SCA President - President Cline motioned, seconded by Director Troutman, that Director Zalewski be elected to serve as President of the SCA Board. Motion passed unanimously.
2. Election of Additional Vice-Presidents - President Cline motioned, seconded by Director Troutman, that Director Troutman be elected to serve as First Vice-President and Director Utter be elected to serve as Second Vice-President of the SCA Board. Motion passed unanimously.

VIII. New Business

1. Sign Policy - Director Greathouse suggested that residents be allowed to apply for a two (2) week permit to allow personal signs for graduations, births, athletic teams, etc. to be posted in yards. Board discussed the pros and cons, but decided it would be too difficult to monitor because of the wide variety of subject matter and size of potential signs.
2. Winter Road Treatment - As a private village, Springmont pays for its own snow removal, with the exception of the entrance to the village, which is handled by Springhurst and covered under the current Winter Road Treatment Policy. A Springmont resident is requesting reimbursement for the individual residents in his village of that portion of the money spent to treat Springhurst streets outside of Springmont during the January 2025 winter storms. The matter was referred to the Winter Road Treatment Ad Hoc Committee to come up with a recommendation for the Board to discuss and vote on.


IX. Executive Session

- a) Director Troutman motioned, seconded by Director Utter, that the board move into executive session at 8:13 PM. Motion passed unanimously.
- b) President Cline motioned, seconded by Director Zalewski that the board move out of executive session at 8:25 PM. Motion passed unanimously.

X. Next Board Meeting - Monday, June 16 at 7:00 PM


XI. Adjournment - Director Troutman motioned, seconded by Director Utter that the meeting adjourn at 8:35 PM. Motion passed.

Respectfully submitted,



Anna Rosing, Secretary

These minutes were board approved and entered into the corporate record on June 16, 2025.



Casey Cline, President