

**Springhurst Community Association
Board of Directors Meeting
Springhurst Clubhouse, 4200 Springhurst Blvd.
Monday, November 17, 2025**

I. Call to Order

Vice President Troutman called the meeting of the SCA Board of Directors to order at 7:23PM

II. Roll Call to Establish Quorum

Present:

Chris Utter, Vice-President, Moorfield
Greg Troutman, Vice-President, Abbeywood
Alex Dobrowolski, Ivybridge
Ben Jenkins, Wynbrooke
Loreal Greathouse, Springbrooke

Anna Rosing, Secretary, Springmont
Ron Gossman, Treasurer, Spring Meadows
Josh Rose, White Blossom (arrived 7:23PM)
Diane Davidson, Tuxford

Absent:

Walt Zalewski, President, SAL Valencia
Kitty Samuels, At-Larg
Chris Block, At-Large
Ann Farmer, Springhurst Gardens

Rudy Rodriguez, Hartwick
John Olash, White Blossom
Erik Samaro, Felsmere

Guests:

Cheryl Shontz, Property Manager

Brenda Harral (Wynbrooke resident)

III. SCA Board Items - Director Gossman motioned, seconded by Director Utter, that the board approve the minutes of the SCA Board meeting of October 20, 2025. Motion passed.

V. President's Report - No report due to the President's absence.

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

VII. Committee Reports

a) Grounds - Director Troutman reported the following in Director Rodriguez's absence:

1. We have received a check from State Farm in the amount of \$29,533.36 and work to repair the entrance wall at Hurstbourne and Blossom Lane is in progress.
2. Motion by Director Troutman, seconded by Director Gossman that repairs to the irrigation system and lighting at the entrance of Hartwick, caused by sidewalk repairs made by Metro several years ago, in the total amount of \$8,006.72, be approved and paid out of the Reserve funds. Motion passed.

b) Finance - Director Gossman reported that the 2025 finances to date look good. There is a current surplus of approximately \$73,000, with \$41,073 of that amount being attributed to the grounds portion of the budget.

c) Architectural Review - Director Troutman said the status of applications for exterior modifications which were submitted this month could be found in the Property Manager's Report.

d) Pool and Clubhouse - Director Rose motioned, seconded by Director Jenkins that a new contract with KPM pool management company, at a slight increase of 3%, be approved. Motion passed.

e) Communications - Director Rosing reported that the Newsletter has been sent to print and thanked all those who contributed articles.

f) Rules and Policy - Nothing to report.

g) Social & Activity - Director Jenkins reported:

1. Winter Celebration with hot chocolate bar and crafts for children, is scheduled for December 13, 2025 from 11:00AM-12:30PM at the Springhurst Clubhouse.
2. Trunk or Treat had a smaller turnout this year, but was still a success.
3. The committee is in need of additional volunteers and is requesting the assistance of neighbors and friends, not to join the committee but instead sign up to help with future events.

VIII. Old Business - SCA Property Manager has secured Westport Road Baptist Church (same location as last year) for the Annual Meeting to be held Tuesday, February 24, 2026 at 7:00PM.

IX. New Business - None.

X. Executive Session - Not needed.

XI. Next Board Meeting - Monday, January 19, 2026 at 7:00PM

XII. Adjournment - Director Jenkins motioned, seconded by Director Troutman, that the meeting adjourn at 7:49PM. Motion passed.

Respectfully submitted,


Anna Rosing, Secretary

These minutes were board approved and entered into the corporate record on January 19, 2026.


Greg Troutman, Vice President