

**Springhurst Community Association
Board of Directors Meeting
Springhurst Clubhouse, 4200 Springhurst Blvd.
Monday, January 19, 2026**

I. Call to Order

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

II. Roll Call to Establish Quorum

Present:

Walt Zalewski, President, SAL Valencia
Ron Gossman, Treasurer, Springmeadows
Chris Utter, Vice-President, Moorfield
Kitty Samuels, At-Large
Ben Jenkins, Wynbrooke

Rudy Rodriguez, Hartwick
Alex Dobrowolski, Ivybridge
Anna Rosing, Secretary, Springmont
Ann Farmer, Springhurst Gardens

Absent:

Loreal Greathouse, Springbrooke
Greg Troutman, Vice-President, Abbeywood
Erik Samaro, Felsmere
Josh Rose, White Blossom

Diane Davidson, Tuxford
John Olash, White Blossom
Chris Block, At-Large

Guests:

Cheryl Shontz, Property Manager
Pam Hawkins (resident)

Brenda Harral (resident)
Heather Staley (resident)

III. SCA Board Items

- a) Director Rodriguez motioned, seconded by Director Gossman, that the board approve the minutes of the SCA Board meeting of November 17, 2025. Motion passed, with Directors Samuels and Zalewski abstaining.
- b) Residents Pam Hawkins and Heather Staley attended on behalf of a group of residents requesting that when the tennis courts are resurfaced, that one of the current courts be converted into permanent pickleball courts. Residents can currently play on either one of the tennis courts which has been modified for pickleball, but the net is too high. The Grounds Committee will research how this might be accomplished and what the cost would be.

IV. President's Report - Nothing to report.

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

VI. Committee Reports

a) Grounds - Nothing to report.

b) Finance - Director Gossman reported that we ended 2025 with a favorable variance of \$48,083 and that \$31,337 was transferred out of Capital Reserves for capital improvements. There was also a transfer to Capital Reserves of \$161,545.

c) Architectural Review - No report.

d) Pool and Clubhouse - No report.

e) Communications - No questions on the emailed report.

f) Rules and Policy - Nothing to report.

g) Social & Activity - Director Jenkins reported:

1. Winter Celebration was well attended, approximately 75 people, with many of them being new families to the community.
2. Easter Egg Hunt and Summer Fest Events are on the calendar and details will be available soon.

VII. Old Business - Annual Meeting is scheduled for Tuesday, February 24, 2026 at 7:00 PM at Westport Road Baptist Church. Directors should plan on arriving by 6:30 PM

VIII. New Business

- a) Director Utter reported that on two separate occasions, the board received calls regarding a Wynbrooke resident burning brush. Both times the fire appeared to be out of control and the fire department had to be called. A warning letter will be sent to the resident.
- b) Director Dobrowolski reported that Ivybridge has a dog waste issue resulting from a resident who is not cleaning up after their pets. A reminder letter will be sent to the resident to be courteous to neighbors by cleaning up after their pets and that there is a leash law in Jefferson County that must be followed.

IX. Executive Session - Not needed.

X. Next Board Meeting - Monday, February 16, 2026 at 7:00PM

XI. Adjournment - Director Farmer motioned, seconded by Director Jenkins, that the meeting adjourn at 7:41PM. Motion passed.

Respectfully submitted,

Anna Rosing, Secretary

These minutes were board approved and entered into the corporate record on February 16, 2026.

Walt Zalewski, President