

**Springhurst Community Association  
Board of Directors Meeting  
Springhurst Clubhouse, 4200 Springhurst Blvd.  
Monday, February 16, 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	Rudy Rodriguez, Hartwick
Chris Utter, Vice-President, Moorfield	Anna Rosing, Secretary, Springmont
Greg Troutman, Vice-President, Abbeywood	Loreal Greathouse, Springbrooke
John Olash, White Blossom	Josh Rose, White Blossom
Ann Farmer, Springhurst Gardens	Diane Davidson, Tuxford
Ben Jenkins, Wynbrooke (left @ 7:32pm)	Chris Block, At-Large

**Absent:**

Ron Gossman, Treasurer, Springmeadows	Erik Samaro, Felsmere
Kitty Samuels, At-Large	Alex Dobrowolski, Ivybridge

**Guests:**

Cheryl Shontz, Property Manager	Brenda Harral (resident)
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**III. SCA Board Items** - Director Zalewski motioned, seconded by Director Jenkins, that the board approve the minutes of the SCA Board meeting of January 19, 2026, as changed by adding the word "either" to the third line of Sec. III(b). Motion passed.

**IV. President's Report** - President Zalewski reported the following:

1. Due to a medical procedure scheduled for February 24th, he will not be able to attend the annual meeting; Vice-Presidents Troutman and Utter will co-chair the meeting in his absence.
2. Markus Winkler, Metro Louisville District 17 Councilman, will speak at the annual meeting.
3. A Rules and Policy committee meeting needs to be scheduled to discuss updating/revising policies that President Zalewski has identified as needing attention.

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

**VI. Committee Reports**

a) Grounds - Director Rodriguez reported the following:

1. Regular Grounds Committee meetings will start back up again in mid-March.
2. Director Rodriguez motioned, seconded by Director Farmer, that the board approve a transfer of funds from the Contingency Account in the amount of \$1,434.07 to cover cleanup costs from the recent storm. Motion passed.
3. Director Rodriguez motioned, seconded by Director Troutman, that the board approve a two (2) contracts with Aquatic Control for maintenance of the Springhurst lake, pond and fountains in the total amount of \$11,601.10 (\$3,985.00 and \$7,616.10) which amount will be reduced by 3% if paid by March 1, 2026. Motion passed.
4. After consulting with Tennis Technology and researching the tennis/pickleball court

issue which was raised by residents at the January 2026 board meeting, the Grounds Committee made the recommendation that the existing multi-function tennis/pickleball courts remain as currently configured. However, the color scheme for the pickleball area will be enhanced without intruding on the tennis aspect of the court, as shown on the attached diagram.

b) Finance - No report.

c) Architectural Review - Director Troutman reported that there were two (2) applications for exterior modifications approved this month and one (1) request that is still pending.

d) Pool and Clubhouse - Nothing to report.

e) Communications - No questions on the emailed report.

f) Rules and Policy - Nothing to report.

g) Social & Activity - Director Jenkins reported that the Easter Egg Hunt and Summer Fest Events are on the calendar and details will be available soon.

h) Winter Roads Treatment Ad Hoc - Director Troutman will review the current Winter Roads Treatment Policy to address the necessity of providing snow removal within the community in the event of extreme weather circumstances and conditions.

**VII. Old Business** - Status of repairs to the Blossom Lane entrance wall.

**VIII. New Business** - None.

**IX. Executive Session** - Not needed.

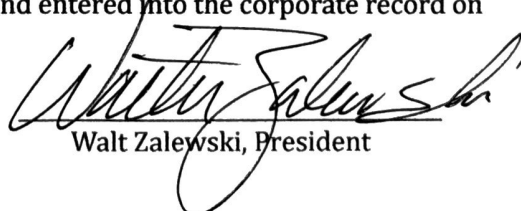
**X. Next Board Meeting** - Monday, March 16, 2026 at 7:00PM

**XI. Adjournment** - Director Utter motioned, seconded by Director Olash, that the meeting adjourn at 7:52 PM. Motion passed.

Respectfully submitted,

  
Anna Rosing, Secretary

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

  
Walt Zalewski, President