

**Springhurst Community Association  
Board of Directors Meeting  
Springhurst Clubhouse, 4200 Springhurst Blvd.  
Monday, March 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  
Ann Rosing, Secretary, Springmont  
Ann Farmer, Springhurst Gardens  
Josh Rose, White Blossom  
Loreal Greathouse, Springbrooke  
Anthony Marti, At-Large  
Chris Block, At-Large

Chris Utter, Vice-President, Moorfield  
Ron Gossman, Treasurer, Springmeadows  
Rudy Rodriguez, Hartwick  
Mike Fogle, White Blossom  
Kitty Samuels, At-Large  
Alex Dobrowolski, Ivybridge

**Absent:**

Greg Troutman, Vice-President, Abbeywood  
Ben Jenkins, Wynbrooke

Diane Davidson, Tuxford

**Guests:**

Cheryl Shontz, Property Manager

Brenda Harral (Wynbrooke resident)

**III. SCA Board Items**

Director Farmer motioned, seconded by Director Samuels, that the board approve the minutes of the SCA Board meeting on February 16, 2026. Motion passed. Director Samuels motioned, seconded by Director Dobrowolski that the board approve the minutes of the SCA Annual Meeting of the Members on February 24, 2026. Motion passed.

**IV. President's Report** - President Zalewski noted that an email blast would be sent for the Director opening in Felsmere and the information would also be posted on the website. Directors will vote on the Substitute At-Large Director at the April SCA meeting.

**V. Election of Officers** - There were no new officer nominations and President Zalewski, Vice-President Utter, Vice-President Troutman, Secretary Rosing and Treasurer Gossman, all agreed to keep their respective officer positions for the coming year. Director Rose motioned, seconded by Director Rodriguez, that the slate of unopposed officer candidates be accepted by joint acclamation. Motion passed.

**VI. Committee Approvals**

a) Grounds - Director Rodriguez motioned, seconded by Director Farmer, that the Grounds Committee be approved as follows: Director Rodriguez, Chairman; President Zalewski and Director Farmer, along with residents Mike Merrifield and Brenda Harral, as members. Motion passed unanimously.

b) Finance - Director Gossman motioned, seconded by Director Block, that the Finance Committee be approved as follows: Director Gossman, Chairman; President Zalewski and Directors Samuels and Rodriguez as members. Motion passed unanimously.

c) Architectural Review - President Zalewski motioned , seconded by Director Gossman, that the Architectural Review Committee be approved as follows: Director Troutman, Chairman; President Zalewski and Directors Rodriguez, Marti, Fogle, along with residents Nadine Deaton and Brenda Harral, as members. Motion passed unanimously.

d) Pool and Clubhouse - Director Rose motioned , seconded by President Zalewski, that the Pool and Clubhouse Committee be approved as follows: Director Rose, Chairman; President Zalewski and Directors Utter, Jenkins, Fogle, Marti and Samuels as members. Motion passed unanimously.

e) Communications - Director Rosing motioned , seconded by Director Utter, that the Communications Committee be approved as follows: Director Rosing, Chairman; President Zalewski and Directors Farmer, Samuels, Davidson, Greathouse and Dobrowolski be approved as members. Motion passed unanimously.

f) Rules and Policy - President Zalewski motioned , seconded by Director Dobrowolski that the Rules and Policy Committee be approved as follows: Director Troutman, Chairman; President Zalewski and Directors Rodriguez, Gossman, Rose, Rosing, and Jenkins as members. Motion passed unanimously.

g) Social & Activity - Director Utter motioned , seconded by Director Samuels, that the Social Committee be approved as follows: Director Jenkins, Chairman; President Zalewski and Directors Farmer, Davidson, Greathouse and Samuels, along with residents Heather Gates, Nicole Strnatka, Melissa Galloway, Allison Jenkins, Brittany Rich and Lori Genter as members. Motion passed unanimously.

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

**VIII. Old Business**

1. Work on the repairs to the Springhurst entrance wall located at Hurstbourne and Blossom Lane should be completed soon.
2. Rules and Policy Committee will meet soon to discuss updating and reposting current SCA Policies on the SCA website.

**IX. New Business**


1. In Director Jenkins absence, Director Utter motioned, seconded by Director Samuels, that the Social & Activity Committee would like to move \$1,500 of the previously allotted \$4,250 for Social & Activity events from Petty Cash to the General Operating fund. Motion passed.
2. President Zalewski motioned, seconded by Director Samuels, that the bid for the replacement of the pool heater from Louisville Mechanical at a cost of \$39,900 be accepted and paid from the Pool & Clubhouse Capital Reserve fund. Motion passed.
3. Discussion of a possible Homeless Camp located behind Wynbrooke was tabled for further discussion.

**X. Executive Session** - Not needed.


**XI. Next Board Meeting** - Monday April 20 at 7:00PM

**XII. Adjournment** - Director Samuels motioned, seconded by Director Marti that the meeting adjourn at 7:45 PM. Motion passed.

Respectfully submitted,

  
Anna Rosing, Secretary

These minutes were board approved and entered into the corporate record on April 20, 2026.

  
Walt Zalewski, President