

**Springhurst Community Association
Board of Directors Meeting
Springhurst Clubhouse, 4200 Springhurst Blvd.
Monday, April 20, 2026**

I. Call to Order

President Zalewski called the meeting of the SCA Board of Directors to order at 7:02PM.

II. Roll Call to Establish Quorum

Present:

Walt Zalewski, President, SAL Valencia
Ann Rosing, Secretary, Springmont
Ann Farmer, Springhurst Gardens
Alex Dobrowolski, Ivybridge
Anthony Marti, At-Large

Chris Utter, Vice-President, Moorfield
Ben Jenkins, Wynbrooke
Rudy Rodriguez, Hartwick
Diane Davidson, Tuxford
Chris Block, At-Large

Absent:

Greg Troutman, Vice-President, Abbeywood
Ron Gossman, Treasurer, Springmeadows
Josh Rose, White Blossom

Mike Fogle, White Blossom
Loreal Greathouse, Springbrooke
Kitty Samuels, At-Large

Guests:

Cheryl Shontz, Property Manager

Brenda Harral (Wynbrooke resident)

III. SCA Board Items

a) Director Rodriguez motioned, seconded by Director Dobrowolski, that the board approve the minutes of the SCA Board meeting on March 16, 2026. Motion passed.

b) Felsmere Election of Substitute At-Large Director

1. Two candidates for the Felsmere At-Large Director position, Manjiri Nair and Bruce Higgason, addressed the board, gave their credentials and respective reasons for wanting to serve on the board.

2. The board voted by secret ballot and Manjiri Nair was elected as the new Felsmere Director. **Note:** Since Manjiri Nair is actually a resident of Felsmere her title will be "Felsmere Director" rather than the "Felsmere Substitute At-Large Director".

IV. President's Report - President Zalewski reported that the board presidents from five of the six private villages residents associations have been meeting informally on a monthly basis to share information on the operation of their respective village boards. President Zalewski has been in attendance at these meetings.

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

VI. Committee Reports

a) Grounds - No questions on the emailed report. It was noted that when it comes to irrigation problems or issues, SCA property manager is the point of contact and Director Rodriguez in an emergency.

b) Finance - No report due to Director Gossman's absence. However, President Zalewski reviewed the financials and did not see any issues.

c) Architectural Review - No report due to Director Troutman's absence. Information on Exterior Modification Requests can be found in the SCA property managers report.

d) Pool and Clubhouse - No report due to Director Rose's absence. Director Jenkins did report that (1) a new temporary pool heater had been installed because the company sent the wrong one and (2) dates for this summer's special pool events (family fun day, night swims & family fun day) had all been approved and posted to the website.

e) Communications - No questions on emailed report.

f) Rules and Policy - No report due to Director Troutman's absence. However, President Zalewski reported that a meeting will be scheduled for the committee to review and update as necessary the existing board policies.

g) Social & Activity - Director Jenkins reported on the following events:

1. June 5th - Family Movie Night on the lawn of the clubhouse
2. June 19th - Springhurst Summer Fest with food trucks, bounce houses and live music (64 West).

VII. Old Business

- a) Blossom Lane Entrance Wall Repair - Delay on repair is due to the contractor not being able to match up the replacement stones to the existing wall.
- b) Dog issues - Pets running loose (off leash) and removal of pet waste is still a major issue. Residents need to report pets running loose to Animal Control.

VIII. New Business

- a) Kids riding bikes in the private villages has become a safety issue and the SCA property manager will send a letter.
- b) Helicopter landing in Springbrooke residents yard - Director Troutman is working on adding a Rule which would prohibit such incidents.

IX. Executive Session -

- a) Director Utter motioned, seconded by Director Rodriguez, that the board move into executive session at 8:02PM. Motion passed.
- b) Director Utter motioned, seconded by Director Rodriguez, that the board move out of executive session at 8:13PM. Motion passed.

X. Next Board Meeting - Monday, May18 at 7:00PM

XI. Adjournment - Director Davidson motioned, seconded by Director Farmer that the meeting adjourn at 8:14PM. Motion passed.

Respectfully submitted,


Anna Rosing, Secretary

These minutes were board approved and entered into the corporate record on May 18, 2026.



Walt Zalewski, President