Springhurst Community Association
Board of Directors Meeting
Springhurst Clubhouse, 4200 Springhurst Blvd.
Monday, May 18, 2026

I. Call to Order

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

II. Roll Call to Establish Quorum

Present:

Walt Zalewski, President, SAL Valencia
Ann Rosing, Secretary, Springmont
Greg Troutman, Vice-President, Abbeywood
Ann Farmer, Springhurst Gardens
Josh Rose, White Blossom
Manjiri Nair, Felsmere
Mike Fogle, White Blossom (arrived 7:10pm)
Chris Utter, Vice-President, Moorfield
Ron Gossman, Treasurer, Springmeadows
Ben Jenkins, Wynbrooke (arrived 7:05pm)
Rudy Rodriguez, Hartwick
Kitty Samuels, At-Large
Anthony Marti, At-Large

Absent:

Diane Davidson, Tuxford
Loreal Greathouse, Springbrooke
Chris Block, At-Large
Alex Dobrowolski, Ivybridge

Guests:

Cheryl Shontz, Property Manager

III. SCA Board Items

a) Director Rodriguez motioned, seconded by Director Farmer , that the board approve the minutes of the SCA Board meeting on April 20, 2026. Motion passed.

b) Scott & Petra Tallman (Felsmere residents) - Addressed the issue of the painting of the pickleball lines on the tennis courts and requested that the bright yellow lines be repainted a light blue to be less distracting for the tennis players.

IV. President's Report - No questions on the President's Report.

V. Property Manager's Report

a) No questions on emailed reports.

b) The Property Manager reported that a Springhurst resident in a Non-Mandatory Village was requesting reimbursement of pool dues. The resident is new to Springhurst and when they joined the pool they were under the impression their adult children would be able to use the pool. However, the resident is physically disabled and would not be able to accompany them to the pool. Director Troutman made a motion, seconded by Director Samuels that since the pool has not yet opened and the request for reimbursement is from a Non-Mandatory Village resident who was not aware of the pool attendance and guest policy, the request should be approved. Motion passed.

VI. Committee Reports

a) Grounds - Director Rodriguez reported the following:

1. Irrigation will be up and running pretty soon.
2. Sidewalk/drainage issues in multiple villages have been reported to Louisville Metro.
3. The entire canopy is aging and will require attention moving forward.
4. Planting of flowers is complete.
5. Repair of entrance wall at Blossom Lane and Hurstbourne Pkwy is almost complete.
6. Due to a line-of-sight issue on the Hurstbourne Pkwy median close to Springhurst Blvd., Taxus hedges blocking views will be removed and the area sodded.

b) Finance - Director Gossman reported that there is a favorable YTD budget variance of $99,662 primarily due to reduced YTD spending on the grounds of about $91,000. Common Area and Pool capital reserves were funded as shown in the budget as were the Springhurst Gardens and Ivybridge road reserves. Common Area reserves are now $650,693 and Pool reserves are now $525,255.

c) Architectural Review - Director Troutman reported that there were seven (7) new applications for exterior modifications this month, five (5) that have been approved and two (2) that are still pending.

d) Pool and Clubhouse - Everything is in order for pool opening on May 23 and the committee will be meeting with Laura and lifeguards on May 21.

e) Communications - Spring Newsletters were mailed last week. Nothing else to report other than routine website updates.

f) Rules and Policy - Director Troutman motioned, seconded by Director Rose, President Zalewski be added as Co-chair of the Rules and Policy Committee for the remainder of the current year. Motion passed.

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 from 6-9 PM, with food trucks (Commonwealth BBQ and Ramaros) , bounce houses and live music (64 West).

VII. Old Business

1. Director Troutman reported that the helicopter landing on Springbrooke resident's lot does not violate FAA or Louisville Metro ordinances.
2. 3800 Garwood Place - Zoning Commission has not approved the lot owners building plans.

VIII. New Business

1. Director Rose suggested that the board change its meeting schedule to meet every other month or on a quarterly basis. There was discussion on how to make this happen but a decision was not reached. The matter was tabled for further discussion.
2. Going forward, each month the Committee Chairpersons will email their monthly Committee Reports to the Property Manager prior to the monthly meeting. Once she

has all the reports, the property manager will forward them to all of the directors in one email.

IX. Executive Session - Not needed.

X. Next Board Meeting - Tuesday, June 16 at 7:00PM

XI. Adjournment - Director Rose motioned, seconded by Director Jenkins that the meeting adjourn at 8:21PM. Motion passed.

Respectfully submitted,

Anna Rosing

Anna Rosing, Secretary

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

Walt Zalewski

Walt Zalewski, President