

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

I. Call to Order

President Zalewski called the meeting of the SCA Board of Directors to order at 7:01PM.

II. Roll Call to Establish Quorum

Present:

Walt Zalewski, President, SAL Valencia
Ann Rosing, Secretary, Springmont
Alex Dobrowolski, Ivybridge
Rudy Rodriguez, Hartwick
Manjiri Nair, Felsmere
Loreal Greathouse, Springbrooke
Diane Davidson, Tuxford

Chris Utter, Vice-President, Moorfield
Greg Troutman, Vice-President, Abbeywood
Ann Farmer, Springhurst Gardens
Josh Rose, White Blossom
Anthony Marti, At-Large
Ron Gossman, Treasurer, Springmeadows

Absent:

Ben Jenkins, Wynbrooke
Chris Block, At-Large

Kitty Samuels, At-Large

No Response:

Mike Fogle, White Blossom

Guests:

Cheryl Shontz, Property Manager
Richard Hornung, Hebel, Hornung & Merrifield, PSC

Brenda Harral, Resident

III. SCA Board Items

- a) Director Troutman motioned, seconded by Director Farmer, that the board approve the minutes of the SCA Board meeting on May 18, 2026. Motion passed.
- b) Resignation of SCA Director Diane Davidson, Tuxford representative - Director Davidson has informed the board that due to conflicting scheduling commitments she will be resigning her board position effective immediately.

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

1. When considering if the board needs to meet every month, we need to keep in mind the following months require an in person meeting: February (annual meeting planning), March (board officer elections), May (pool opening), October and November (budget for upcoming year).
2. The description of the board position of Secretary currently requires that the Secretary also chair the Communications Committee. Consideration should be given to splitting the position among two Directors.
3. President Zalewski is working on making sure that all board policies, procedures and checklists are current and up to date.

V. Property Manager's Report - No questions on emailed report. Property Manager Shontz asked about having the board attorney start foreclosure proceedings on two properties which currently are in arrears and owe substantial sums. The board decided instead to have the attorney conduct a title search first to determine how many liens have already been filed against the two properties.

VI. Committee Reports

a) Grounds - Director Rodriguez reported the following:

1. Director Rodriguez motioned, seconded by President Zalewski that the pickleball courts remain painted with the current color scheme based on the fact that the yellow lines will fade in time. Motion passed.
2. Vandalism - Abbeywood irrigation wiring was ripped out which caused the system to malfunction. Repairs have been completed.
3. Vandalism - The newly resurfaced tennis courts have been vandalized and Director Rodriguez presented three options from Tennis Technology to repair the damage to the courts ranging in cost from \$800 to \$7,010. Director Rodriguez motioned, seconded by Director Farmer, that we first try option #3 in the amount of \$800 (patching/repairing and power wash) and if that doesn't work we go with option #1 in the amount of \$7,100 (color coat damaged areas and both tennis courts). Motion passed.
4. Cleanup of minor storm damage from recent storms consisting of downed limbs and trees has been completed.

b) Finance - Director Gossman reported that the finances for the current year still look good.

c) Architectural Review - Director Troutman reported that there were three (3) new applications for exterior modifications this month, all of which were approved, along with one (1) pending application which was also approved.

d) Pool and Clubhouse - Director Rose reported that when JCPS starts up on August 6, the pool won't open until 4:00 PM Monday through Friday.

e) Communications - Director Rosing had nothing to report other than routine website updates.

f) Rules and Policy - President Zalewski reported that he planned to meet with the board attorney to clarify that "Policies" are only those which are specified in the DCCR's and other board documents, while everything else would be considered "Rules".

g) Social & Activity - No report due to Director Jenkins absence.

VII. Old Business

1. Board Meeting Schedule - Additional discussion was had on changing the monthly board meeting schedule. While a revised schedule was not decided upon, it was agreed that the board would not meet on Monday, August 17, 2026 as previously planned.
2. Separate Tennis/Pickleball Courts - After a discussion on how other neighborhoods similar to Springhurst have addressed the tennis/pickleball court issues, the board agreed that more information was needed. The Grounds Committee will research what it would cost to add separate pickleball courts and what the various approval procedures would be in order to do so.

VIII. New Business -None.

IX. Executive Session

- a) Director Troutman motioned, seconded by Director Farmer, that the board move into executive session at 7:38 PM. Motion passed.

- b) Director Gossman motioned, seconded by Director Marti, that the board move out of executive session at 7:51 PM. Motion passed.

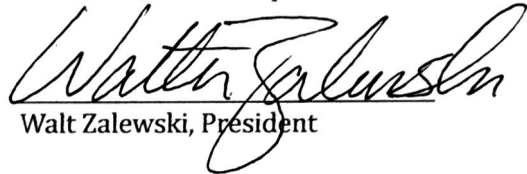
X. Next Board Meeting - Monday September 21, 2026 at 7:00PM

XI. Adjournment - Director Rose motioned, seconded by Director Davidson, that the meeting adjourn at 8:15 PM. Motion passed.

Respectfully submitted,


Anna Rosing, Secretary

These minutes were board approved and entered into the corporate record on August 17, 2026.


Walt Zalewski, President