Springhurst Community Association
Board of Directors Meeting
Springhurst Clubhouse, 4200 Springhurst Blvd.
Monday, August 17, 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
Ron Gossman, Treasurer, Springmeadows
Josh Rose, White Blossom
Anthony Marti, At-Large
Ben Jenkins, Wynbrooke
Mike Fogle, White Blossom
Chris Utter, Vice-President, Moorfield
Greg Troutman, Vice-President, Abbeywood
Rudy Rodriguez, Hartwick
Manjiri Nair, Felsmere
Loreal Greathouse, Springbrooke
Kitty Samuels, At-Large

Absent:

Chris Block, At-Large
Ann Farmer, Springhurst Gardens
Alex Dobrowolski, Ivybridge

Guests:

Cheryl Shontz, Property Manager
Brenda Harral, Resident

III. SCA Board Items

a) Director Marti motioned, seconded by Director Troutman, that the board approve the minutes of the SCA Board meeting on July 20, 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. Director Marti motioned, seconded by Director Gossman, that the board accept Director Davidson's resignation. Motion passed.
c) Resignation of Walt Zalewski from the office of SCA President, due to health issues. Director Troutman motioned, seconded by Director Utter, that the board accept President Zalewski's resignation. Motion passed. Note: A new SCA President was not named and instead it was decided that Vice-President Troutman and Vice-President Utter would jointly handle the duties of the office of the President and conduct the board meetings until new officers are elected in March of 2027.

IV. Property Manager's Report - In addition to the emailed report, Property Manager Shontz noted the following for discussion:

a) Director Rodriguez motioned, seconded by Director Marti, to have the Board Attorney send a letter notifying the resident at (REDACTED) that parking a commercial van overnight on their property was a violation of the SCA DCCR's.
b) Director Troutman motioned, seconded by Director Rose, to refer the past due account of the resident at (REDACTED) to the Board Attorney for collection. Motion passed.

V. Committee Reports

a) Grounds - Director Rodriguez reported the following:

1. Tennis court repairs of vandalized areas - Powerwash was scheduled for August 15th, but had to be rescheduled for August 29th due to recent rains. Repairs/patching will commence upon completion of powerwashing.
2. Grounds Committee is in the process of reviewing bids/quotes on the Abbeywood and Hartwich fence replacement and hopes to present its recommendation to the board at the September SCA meeting, which could possibly be a Zoom meeting.
3. Director Rodriguez motioned, seconded by Director Troutman to move $1,476.93 from contingency funds to the operating account to pay storm damage invoices as follows: 8/11/26 - $706.67 cleanup of berms and Blossom Lane, 4/21/26 - $353.33 limb cleanup of berms, and 6/30/26 - $416.93 limb cleanup of berms. Motion passed.

b) Finance - Director Gossman reported that finances are in good shape. The Finance Committee will be meeting to work on the 2027 budget, which will be presented and voted on at the October SCA board meeting.

c) Architectural Review - Director Troutman reported that there were four (4) 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 - Nothing to report.

e) Communications - Director Rosing reported working with WNM on possibly changing from Constant Contact to Webflow based email blasts.

f) Rules and Policy - Director Zalewski reported that he had been working on updating and separating SCA policies from SCA rules and will be posting them on Google Drive.

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

1. Summerfest in June was a great success with a good turnout and perfect weather. Location in front of the clubhouse worked much better than using the pool parking lot.
2. Trunk or Treat is scheduled for Sunday, October 25, but contingent upon recruiting additional help for the committee. An email will go out to the residents requesting help for both this event and future Social & Activity Committee events.

VI. Old Business - None.

VII. New Business - None.

IX. Executive Session - Not needed.

X. Next Board Meeting - Monday October 19, 2026 at 7:00PM. However, if a September meeting is deemed necessary to approve pending board business, it will be conducted as a Zoom meeting.

XI. Adjournment - Director Jenkins motioned, seconded by Director Gossman, that the meeting adjourn at 7:44PM. Motion passed.

Respectfully submitted,

Anna Rosing, Secretary

These minutes were board approved and entered into the corporate record on September 21, 2026.

Greg Troutman, Vice-President