Springhurst Community Association
Board of Directors Zoom Meeting
Monday, September 21, 2026

I. Call to Order

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

II. Roll Call to Establish Quorum

Present:

Greg Troutman, Vice-President, Abbeywood
Rudy Rodriguez, Hartwick
Manjiri Nair, Felsmere
Loreal Greathouse, Springbrooke
Walt Zalewski, SAL Valencia
Alex Dobrowolski, Ivybridge
Ron Gossman, Treasurer, Springmeadows
Ann Rosing, Secretary, Springmont
Josh Rose, White Blossom
Ann Farmer, Springhurst Garden
Ben Jenkins, Wynbrooke
Anthony Marti, At-Large
Gail Mansfield, Tuxford
Kitty Samuels, At-Large

Absent:

Chris Block, At-Large
Mike Fogle, White Blossom
Chris Utter, Vice-President, Moorfield

Guests:

Cheryl Shontz, Property Manager
Brenda Harral, Wynnbrooke resident

III. SCA Board Items

a) Director Jenkins motioned, seconded by Director Greathouse, that the board minutes of the SCA Board meeting on August 17, 2026 be amended to redact the property addresses of two(2) Springhurst residents. Motion passed. Director Farmer motioned, seconded by Director Rodriguez, that the board approve the redacted minutes of the SCA Board meeting on August 17, 2026. Motion passed.
b) Approval of new Tuxford Director - Director Gossman motioned, seconded by Director Farmer, that the board approve Gail Mansfield as the new Director for Tuxford. Motion passed.

IV. Ground Committee Report

1. Director Rodriguez motioned, seconded by Director Troutman, to approve and pay from Reserve Funds the APHIX quote of $3,183.07 to replace dead and aging shrubs at the Felsmere entrance. Motion passed.
2. The Grounds Committee received four (4) bids to replace the fencing around the Villages of Abbeywood and Hartwick.
    i. Director Rodriguez motioned, seconded by Director Gossman, to approve and pay from Reserve Funds the quote of $84,226 from Miles Fencing based on past positive history with the owner while he was at a different fencing company. Motion failed by a vote of 9-5.
    ii. Director Rodriguez motioned, seconded by Director Jenkins to move forward and approve and pay from Reserve Funds the quote of $78,660 from Metro Fencing. Motion passed.
3. In order to complete the fencing project , the Abbeywood fence line needs to be cleaned up. The project was put out for bidding, but there was only one response. Director Rodriguez motioned, seconded by Director Gossman, to approve and pay from Reserve Funds the

APHIX quote of $6,300 to clear 1,831 linear feet of the Abbeywood fence line of all brush, vegetation and debris. Motion passed.

4. Director Rodriguez motioned, seconded by Director Troutman, to approve and pay from Reserve Funds the APHIX quote of $11,491.654 to replace dead and aging trees and shrubs within the Hurstbourne Parkway median. Motion passed. Note: Due to the complex nature of the parkway, including irrigation and berms, the committee defaulted to the current contractor, Aphix. The Board agreed to go outside of policy and not obtain the required additional bids.
5. Director Rodriguez motioned, seconded by Director Gossman, to approve and pay from Reserve Funds the APHIX quote of $9525.16 for installation of Rip Rap (75 tons) along White Blossom Lake. Motion passed.
6. Director Rodriguez motioned, seconded by Director Zalewski to approve and pay from Reserve Funds the APHIX quote of $1,700 to cover installation of an irrigation system at the Spring meadows entrance, along with the Louisville Water Co. quote of $1,825 to cover installation of a water meter, for a total project cost of $3,525. Motion passed.
7. Director Rodriguez motioned, seconded by Director Troutman, to approve and pay from Reserve Funds the Corrigan Electric quote of $4,874 to move three (3) lanterns from turf area to sodded bed and add one (1) additional lantern to provide more illumination to the landscape and signage at the Springhurst Blossom Lane Entrance. Motion passed. Note: This is an upgrade to the current lighting rather than maintenance.
8. Director Rodriguez motioned, seconded by Director Troutman, to approve and pay from Contingency Funds the APHIX quote of $783.36 for replacement of shrubs damaged in connection with an accident at the Springhurst Blossom Lane entrance back in July of 2025, which were not included in the insurance claim. Motion passed.

V. Pool and Clubhouse Committee Report - Director Rose motioned, seconded by Director Zalewski, to approve and pay from the Pool & Clubhouse Reserves fund a bid in the amount of $12,225 from LIBS to sealcoat and stripe the pool and clubhouse parking lot. Motion passed.

VI. Next Board Meeting - Monday October 19, 2026 at 7:00PM.

VII. Adjournment - Director Jenkins motioned, seconded by Director Troutman, that the meeting adjourn at 8:11PM. Motion passed.

Respectfully submitted,

Anna Rosing

Anna Rosing, Secretary

These minutes were board approved and entered into the corporate record on October 19, 2026.

Greg Troutman, Vice-President