



Coulwood Hills Community
Coulwood Community Council Board of Directors Meeting
Agenda

Monday, November 14, 2022, 7:00pm

Call to Order, Invocation, Pledge of Allegiance

- CTO 7:04pm CF via Zoom
- Invocation + Pledge KB

Attendees & Guests/Acknowledgement of Guest Concerns

- **Board members:** Cindy Ferguson (CF), Candice Dennehy (CD), Lydia Rozier (LR), Kim Baumgarner (KB), Joanne Baker (JB), Mark Zagar (MZ), Rhoxie Booth (RB), Jennifer Murphy (JM), Bob Comito (BC)
- **Guests:** Colville Griffith (CG), Hannah Griffith (HG), Christy Wooten (CW), Jackie Peay (JP)
- **Guest Concerns:** none

President's Remarks (CF)

- Thank you for clean up day and all the hard work
- CF has been chatting with Gary Dehlin (lives across from pool) re: the stage reconstruction; 84 Lumber has donated all materials and fasteners- WOO!

Approval of Previous Meeting Minutes

- RB 1st, KB 2nd; all in favor

Treasurer's Report

- Bank Balance as of 11/14/22: \$50,070.77
- Save The Pool Finances:
 - Income: \$23,060
 - Expenditures: \$1,250
 - Balance: \$21,810
 - Signed contract with SILO for pool renderings. Paid 50% deposit
 - \$2500 total; other ½ to be paid when drawings are completed
- Budget to Actuals Report
 - To Date Budgeted Income: \$35,500
 - To Date Actual Income: \$71,640
 - clubhouse: largest earner for the current time
 - Income Balance: -36,140 :)
 - To Date Budgeted Expenses: \$58,878
 - overpayment on pool utilities this month; should be clear for several future months

- internet + phone are now on pause
 - no follow-up yet on property tax; have not yet paid
 - To Date Actual Expenses: \$ 57,021
 - Expense Balance: +1,857 :)
- CD motion to approve; KB 2nd; all in favor
- FY budget presented by LR; in addition to actual vs. projected
 - \$36k ahead of budget on income
 - \$23k is from save the pool fund
 - \$1857 under projected budget as well, for expenses
 - \$52600 Trident contract (40% increase) for 2023 year
 - CF is getting another bid for a contract
 - board needs to begin discussing new membership fees to cover the spread of contract (monthly fees and/or initiation fees)
 - also need to consider contracting fees for concrete work

Committee Reports

Welcoming/Public Relations (

- (none)

Clubhouse (RB)

- Over 50 clubhouse rentals this year: \$11,842k in income!
- 2023 renting policies proposed: (**board feedback in italics*)
 - Non-Members: \$350 includes cleaning fee + \$100 deposit - refunded after event
 - would be an increase of \$100; \$50 cleaning fee; \$50 to board
 - *need standardized expectations, i.e., a checklist*
 - *need to pay cleaning fee to a business, not to a person/board member*
 - Members: \$150+ \$100 Deposit - refunded after event + \$50 Optional cleaning fee (they can opt to clean it themselves. If further cleaning has to be done it will be taken out of their \$100 deposit)
 - *would adjust cleaning fee to charges from cleaning business (~\$75)*
 - *members tend to be very clean and don't need a cleaning after*
 - Refund policy
 - Fully refundable if canceled 4 weeks prior to event.
 - 50% refunded if canceled 2 weeks prior to event.
 - No refunds for events canceled less than 2 weeks out - just get the \$100 deposit back
 - LR motion to approve changes; JB 2nd; all in favor

- Proposed updating floors in clubhouse; LR recommended making it part of the new budget in May 2023
 - will be approximately \$5k
 - CF will need to send numbers to LR to estimate

Membership/Grievance (JB)

- JP asked about updates to website for fundraising; not all income for pool are Coulwood Champions, so those are not adding to the total
- JB presented design for bringing in new memberships, including a postcard to send to new neighbors
 - sign cost TBD; JB will look into when we have #s of total; ~1000 postcards; ~100 yard signs for members to put up in their yards
 - recommend adding QR code to link to website
 - HG discussed use of a stamp to send to the neighborhood; or LR suggested going through the printer
 - HG also suggested getting it priced to use
- JB's father-in-law willing to build a structure for large vinyl signs outside pool
 - CF also wants renderings printed and we do not want it to be overdone with signs
- discussion re: "we are opening in 2023" signs and clear communication with our neighbors, as there is a rumor going around that we are not opening next year

Entertainment/Athletic

- (none)

Building/Grounds/Maintenance (MZ)

- Big thank you to Hillcrest for support on workday
- Pool has been winterized!
- MZ will look into exterior lights that turn on and off
- JP has a contact at Lowe's and will get with CF to get a letter together on letterhead for specific donation requests

Save Pool Committee

- Fundraising (JB, CW, JM)
 - JM + CW are working on fliers for early bird at local schools and adjacent communities without pools
 - cost will be shared among committee members; will present product to board before distribution
 - distribution ~ January
 - LR recommendation to make it all cohesive
- Budgeting + Accounting

- waiting to hear back about financing options
- Project Mgmt + Operations (CF, MZ, BC)
 - met with Aquatics H2O; pool designer/architect
 - when we fix concrete; no longer grandfathered in for our deep ends/diving boards; however, if we get rid of deep end, it would save significantly on the costs for pool contract (maintenance only fees ~\$18k); would not have to dig through shell to deeper to increase deep end depth; chemical costs are significant still
 - consideration of a slide, but with the cost of ~\$45k on the low side

Unfinished Business

- (From July meeting) Prorated pool memberships? (LR) *current answer is no; pool is open for 90 days but it is paid for the full year; no documentation to back that up; must use \$5 guest membership; issue is also that it may deter others from paying full price for the year; also do not have people to monitor the pool; will table to pool financing meeting*
 - VC asked about having birthday parties at the pool; is there a policy? (no, just paying guest fees); can potentially designate the baby area (if closed down the road) for parties; *tabled to pool financing meeting*

New Business

- Board member assistant (BM)
 - JP spoke on being helpful to board members
 - list of those actively seeking to volunteer to support
- Update on keep Coulwood cool campaign (JB)
- Can we build a structure to hold a big vinyl signs at the pool? (JB)
 - Banner outside pool to indicate that we are opening in 2023 (JM) Wanda Adkinson open to buying if we paint it
 - needs to be professionally done and in line with other signage
- Brokerage account (LR)
 - donor interested in making a donation in the form of stocks
 - we need to open a brokerage account in order to accept the donation
 - JM followed up with Truist; waiting on getting questions answered; Vanguard or TD Ameritrade; stock would be transferred to our ownership; we would sell it once it becomes ours
 - CF will reach out to JM with contact for this

Next Meeting – **Monday, December 12, 2022**

Adjournment- 8:58pm

