



Coulwood Community Council Board of Directors Meeting

Agenda/Minutes

June 8, 2026

Call to Order, Invocation, Pledge of Allegiance – 7:02 pm

Attendees & Guests

- Board members: Tamara Haygarth (TLH), Amanda Chambers (AC), ~~Alex Yourish (AY)~~, Hannah Griffith (HG), Abby Limaugue (AL), Emma Spaulding (ES), ~~Christine Patino (CP)~~
- Guests: No attendees
- Acknowledgment of Guest Concerns:

President's Remarks

- No one in attendance and the board used this time to review on the own

Approval of Previous Meeting Minutes

- May Meeting Minutes approved by (AC), second (ES)

Treasurer's Report (ES)

- April (not approved at May meeting) Treasurer report approved by (AL), second (HG)
- May Treasurer report approved by (AL), second (HG)
- Pool loan updates:
 - Truist Balance = \$115,203.18
 - First National Balance = \$6,257.02
 - Loan = \$399,733.19
 - Pool Loan matures in October 2033 and the balloon payment is whatever is left at that point

- Insurance update – just redone and is ~\$12,000, but we are borderline on the amount of coverage we have for concessions / events / swim club / cyber security
 - Taxes update – working with CPA Vlad who is going to charge \$2400 - \$2500 for 2024 to 2025 tax years
 - Finalize landscaping – July to December \$450/month – AC motioned to approve and AL seconded to approve.
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Committee Reports

Welcoming/Public Relations (TLH/AC)

- 4 more newly sold homes in May that I haven't tried yet.
- 10 house I tried in April with no answer and another 4 I was able to give packets directly to

Clubhouse (CP)

- 3 clubhouse rentals in May
- 4 scheduled for June
- Will start discussing clubhouse rental income and costs/reimbursements at future meetings

Pool/Neighborhood Membership (AL)

- Guest pass policy recommendation
 - 1st violation – letter or email reminding concerning the policy
 - 2nd violation – would result in an additional letter or email and a fine of \$20
 - 3rd and subsequent violations – at the discretion of the Board of Directors will result in additional fine and or revocation of membership
- New pool membership numbers
 - 26 new members in 2026

- 42 guest fees (37 were booklets of 5 guests and 5 were individual guest fees)
- 2026: 150 total members -96 are family, 36 are senior, 18 are single
- 2025 : 122 total members – 84 were family, 24 were senior, and 14 were single
- Community membership numbers - 21 total (2025 was 45)
- Coulwood sponsors – a total of 6
- Pool rentals - 5 scheduled
- Concession items – discussion of other options to add to the menu
- Pool repairs per Christine — bill should be coming in mail for the well pump. We have not turned the system on yet because we are still waiting for both pool filters to be replaced before we do. I decided to not use well repair company for the filter exchange to save costs. Once the filters come in and are replaced, the well should be good to go. Lydia’s brother recommended we have backup sediment filters on hand because the well water is very discolored and dirty. Is the board okay with this? These filters are \$45 a piece – ES motioned to approve and AL seconded and all voted yes.
- Swim team updates: we won our first meet, we have 42 Coulwood members and Overlook brought 60, swimmers are coming to morning practice, Meal Mondays have been a success, and the home meet is on 6/25 and we will need to close the pool at 4pm, new lane lines have been purchased to replace the brittle ones, and we have 6 sponsors.

Building/Grounds/Maintenance (AY)

- No updates

Fundraising ()

- No updates

Marketing/ Communication (AC)

- Next Board Meeting - Monday, July 13, 2026

List of Coulwood Events: (Only promote what is bolded)

- July 4th - Fourth of July Parade - Alex
 - Discussed July 4 planning in detail
 - As a board we feel we need to have the full amount of the permit covered via donations and fees for vehicles.
- August 4th - National Night Out - Emma
- November 7th / Rain date Nov 8th - Fall Festival – The Haygarths
- December 12th - Caroling in the Park - The Baumgartners

Unfinished Business

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New Business

Next Meeting – Monday, July 13, 2026

Adjournment - 8:47 pm