



Coulwood Community Council Board of Directors Meeting

Agenda/Minutes

September 14, 2026

Call to Order, Invocation, Pledge of Allegiance - 7:04 pm

Attendees & Guests

- **Board members:** Tamara Haygarth (TLH), Amanda Chambers (AC), Alex Yourish (AY), Hannah Griffith (HG), Abby Limaugé (AL), Emma Spaulding (ES), Christine Patino (CP)
- **Guests:** Cherry Reynolds, Ada Savage
- **Acknowledgment of Guest Concerns:** None voiced during the meeting

President's Remarks

- **Abby is on maternity leave and**

Approval of Previous Meeting Minutes

- **July Meeting Minutes approved by (AC), second (CP)**
- **August Meeting Minutes approved by (AC), second (CP)**

Treasurer's Report (ES)

- **June Treasurer report – will review at next meeting**
- **July Treasurer report – will review at next meeting**
- **August Treasurer – will review at next meeting**
- **Emma will need to send reports for June, July, and August for us to review at the October meeting**
- **From August meeting: The First National Bank pool loan balance is due on the 5th of every month at \$3227.92. This totals to about \$40,000 per year. Discussed transferring \$40,000 from the Truist Account to the FNB Checking account so that the loan payments can be automatically pulled from the FNB checking account for the year versus making transfers from the Truist account every month. – The board**

is in agreement with transferring the full year of money to the account to pay the loan. We would like to be sure that the account is being checked every month to be sure the payments are coming out correctly and that there are no fees, etc. Approved by CP and seconded

by AY.

- **Truist Account: Balance as of 9/14/2026- \$94,916**
- **Major expenses the past 30 days:**
 - **Doll Enterprises: \$5,066**
 - **Flood insurance: \$5,100**
 - **Property taxes: \$750**
- **First National Accounts:**
 - **Checking account: \$8,045.77**
 - **Pool Loan Balance: \$396,662.72**
 - **Monthly Pool Payment transferred from checking to pool loan on the 8th of each month- \$3, 227.65**
 - **Will transfer 3 months payment in October approx. \$9682**

Committee Reports

Welcoming/Public Relations (TLH/AC)

- **Jane gave out three more packets since the last meeting and tried connecting with several others.**
- **We have a long list of houses to visit from August sales as well as a few more recent September sales as well.**
- **Planning to make a flier for the fall festival to include with packets in late Sept/Oct**

- Jane had a great idea to make a note to leave on doors when no one answers with her contact info and a request that they reach out with a good time for her to stop by to chat and give a packet.

Clubhouse (CP)

- Discuss trash duty – reminder to come every week and check the dog waste every week
 - Reminder of next few months:
 - October - Abby
 - November - Emma
 - December - Tamara
- Market clubhouse on social again because it seemed to work - 4 rentals booked for the rest of the year.
- Mountain Island Library is still coming twice a month – senior planet lecture series and games.

Pool/Neighborhood Membership (AL)

- Well pump leaking again - discuss plan
 - We have not received an invoice for the original work. The company has continued to come out to have work done each time there are issues. But at this time we are going to have Doll Enterprises to take a look and see if we need to have a company to look at it again.
- The pool company will winterize the pool the week of 9/20.
- Discuss furniture clean up - preferably on fall workday
- Lydia plans to get with the board in the fall to discuss what went well this pool season and how they can improve.
- Lydia is following up with the country clubs to see if she can get pool furniture donated. No updates with this yet but she is still working on it.
- Fixing the pool door – the main door to the pool house stopped locking due to the magnetic lock not lining up at the top of the door and it seemed to be due to the hinges. The hinges were replaced and it is working sufficiently for now but both doors will need

to be replaced before the next season. The board will discuss this at the board retreat to price options.

Building/Grounds/Maintenance (AY)

- **Fall Workday:**
 - **When is this taking place – TBD per Alex but aiming for October**
 - If Alex is not available in October, he will let the board know and we will plan a separate day to clean and bring in the pool furniture and cleaning the concessions stand.
 - **Who is leading it - Alex**
 - **Communication can be sent to Abby and Amanda to post on social and emails**
 - **Pool items that need to be accomplished this day:**
 - move all pool furniture to the pool house by the water fountain wall
 - clean/wipe down the concession stand and make sure all food is in a sealed container.
 - **Clubhouse items that can be done that day:**
 - paint touch up, cutting back bushes around building, cleaning out window exteriors, replace lock on window that is missing half the lock if not done already, clean vents, clean oven, cracked crown molding
 - Consider removing the dog waste can – Alex will research options
- **Landscaping**
 - **Are we happy with our current service?**
 - The current landscaper started Sept 1. We are contracted with him through March since we only did a 6 month contract. So, I am able to work with Lydia to determine the cost of the new company, with the understanding, that we would not be able to make a decision until March. I can simply share the same contract that we currently are using, without the price, and have them get back to us with a quote. – Ideally we will have Lydia's quote by the board retreat.
 - **The pool company offered to quote us for landscaping now that they are available for that service. Is this something we would like to do? If the board agrees, can someone take lead on this and reach out to Lydia for a quote and list of services we would like to see.**

Fundraising ()

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Marketing/ Communication (AC)

- Next Board Meeting – October 12
- Advertise Halloween trick or treating
- **List of Coulwood Events: (Only promote what is bolded)**
 - November 7th / Rain date Nov 8th - Fall Festival – The Haygarths

Sign-Up Genius link and advertisement are on the website

I could use help with contacting businesses for raffle donations – Alex will contact businesses in Callabridge Commons

Will likely need board members to help with chili/concessions sales at the event and possibly for other roles, but for now, waiting to see who volunteers via Sign-Up Genius.

- December 12th - Caroling in the Park - The Baumgartners

Unfinished Business

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New Business

Voted to fill vacant member at large position: Christine motioned for Ada Savage and Cherry Reynolds to join the board as a board member at large and Tamara seconded.

Next Meeting – Monday, October 12, 2026

Adjournment – 8:04 pm

