



Coulwood Community Council Board of Directors Meeting

Agenda/Minutes

October 13, 2025

Call to Order, Invocation, Pledge of Allegiance - 7:00 pm

Attendees & Guests

- Board members: Thomas Haygood (TH), Tamara Haygarth (TLH), Jenna Restrepo (JR), Amanda Chambers (AC), Alex Yourish (AY), Hannah Griffith (HG), ~~Leslie Campbell (LC)~~, Abby Limaue (AL), Emma Spaulding (ES)
- Guests: Gus Kretschmer, Latoni Kendrick, Chris Booth, Emma Spaulding, David Murray, Pete Givens, Jeff Massey, Brad Margist, Morgan Eberly, Brad Eberly, June Dunham, Jade Hanafin, Jae Kim, Rick Hanafin, Lori Hanafin, Ruth Baker, June Decann, Nerissa Helms
- Acknowledgment of Guest Concerns:
 - Susan Lyon - would like to host a few programs at the club house during the upcoming Mountain Island branch closure November through January
 - Q/A with David Murray about rezoning on Kentberry in follow-up to the zoom meeting that had 62 individuals on it (a recording of the zoom meeting is available). The earliest possible public hearing is November 17. Petition Number 2025-088
 - We will add a page to our website for rezoning
 - We will email info out as well as we receive info from David Murray
 - Suggestion for the Coulwood neighborhood to purchase the property
 - If the community is able to stop the rezoning, the property is not able to be developed as the zoning currently stands

- Coulwood board to make requests of the developer for the future HOA, including restrictions on rental of units for a period of time and a percent that can be rentals in the future.

President's Remarks

- Vote on Emma as treasurer Nominated by AL and seconded by TLH
- Leslie would step into the vice president role

Approval of Previous Meeting Minutes

- August Meeting Minutes approved by (HG), second (AC)

Treasurer's Report (LC)

- Treasurer reports for August & September as well as the 2026 budget review will be delayed to the November meeting
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Committee Reports

Welcoming/Public Relations (TLH/AC)

- Several houses from August look vacant and some appear to be in the process of remodeling
- The newly built houses off Cathy and Tom Sadler are all starting to sell.
- We have 10+ houses to get to still that have sold recently, most are new builds
- Reaching out to local businesses to include a flier or post card in the welcome packets particularly for all of the newly built houses
- For future developments within Coulwood that have HOAs we can approach builders to request that they incorporate Coulwood pool memberships into their HOA fees

Clubhouse (JR)

- September 5 rentals, October 7 already paid rentals, November – already rented for Thanksgiving Thursday and Friday
- Two times in the past month the clubhouse was vandalized with broken windows only both times. We have filed police reports and the overgrowth to the side of the clubhouse outside the broken windows was cleared.
- Graffiti on the sign in front of the clubhouse. Once we clean it up, we may be able to coat the sign to make it harder to graffiti again.

Membership/Grievance (HG/AC/LC)

- No updates for this month

Building/Grounds/Maintenance (TH/AY)

- Tent at the pool has been put away
- Tires were removed in the park at the fall workday in September
- Clubhouse currently does not have internet. Options are to pay monthly to have internet at the clubhouse. Or we can revamp the system at the pool house and clubhouse to include door access, cameras, wireless bridges, and permanent internet ~ \$5000. Propose we do this in stages:
 - Stage 1 (~\$3500) – pool door access and 3 cameras with 1 with AI detection at front door
 - Stage 2 (~\$1500) – clubhouse with devise bridge and 4 cameras

Vote at next board meeting

- We should get motion activated lights around the clubhouse in the near future
- Presenting the COAs for cameras and door access for clubhouse and pool that we need to vote on so we can start ordering and installation (Alex)

Fundraising ()

- No updates

Marketing/ Communication (AC)

- Next Bunco Night –
- Next Board Meeting -

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

- **October 31st - Trick or Treating in Goulwood - Amanda and Hannah**
- **November 15th - Fall Festival – Tamara, Hannah, and Holly**
- December 19th - Caroling in the Park - Kim

Unfinished Business

- Pool management contract for 2026 - will discuss again at the next meeting

New Business

- Discuss how we would like to allocate the donated \$10,000 stock funds – discuss at the next meeting

Next Meeting – November 10, 2025

Adjournment – 9:03 pm