



Coulwood Community Council Board of Directors Meeting

Agenda/Minutes

August 10, 2026

Call to Order, Invocation, Pledge of Allegiance - pm

Attendees & Guests

- Board members: ~~Tamara Haygarth (TH)~~, Amanda Chambers (AC), ~~Alex Yourish (AY)~~, Hannah Griffith (HG), Abby Limaue (AL), Emma Spaulding (ES), Christine Patino (CP)
- Guests:
- Acknowledgment of Guest Concerns:

President's Remarks

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Approval of Previous Meeting Minutes

- July Meeting Minutes approved by (), second ()
 - Not enough board members present to approve. Will approve at the next meeting.

Treasurer's Report (ES)

- June (not reviewed in July) Treasurer report approved by (), second ()
 - Not enough board members present to approve. Will approve at the next meeting.
- July Treasurer report approved by (), second ()
 - Not enough board members present to approve. Will approve at the next meeting.
- Insurance continue discussion from June meeting– just redone and is ~\$12,000, but we are borderline on the amount of coverage we have for concessions / events / swim club / cybersecurity
- Update on 2024 & 2025 taxes
 - CPA is continuing to work on 2024 and 2025 taxes. He has needed to pull in extra help. The insurance company needed a copy of financials and is now working with the CPA to

get what is needed in order to grant insurance coverage. As of now, our coverage is good through May 2027.

- 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. We will vote on this at the next meeting.
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Committee Reports

Welcoming/Public Relations (TLH/AC)

- We ran out of welcome packets and just finished making another big batch. Jane now has a new stack to help deliver!
- We have 10 newly sold houses we haven't tried yet, 5 more that haven't answered, and another 5 that were under renovation for the past few months.

Clubhouse (CP)

- Review July rentals
 - 3 rentals in July
- Discuss upcoming rentals
 - As of now, there are no rentals for the remainder of the year.
- Discuss marketing of clubhouse on socials
 - Amanda will create marketing to post on our socials featuring the clubhouse.
- Review last month clubhouse finances and year to date finances
 - July Financials- \$0 in income with \$400 refunded for deposit and \$80 for clubhouse supplies = \$-480 net
 - YTD Financials- \$11250 income with \$4120 refunded for deposits, \$380 cleaning, \$190.80 clubhouse supplies = \$6,559.20 net for 2026.
 - These numbers do not account for utility bills for the building.

Pool/Neighborhood Membership (AL)

- Well update- well repairs are complete. Waiting for invoice from McCall Brothers.
- Women's shower update- Lydia's company completed the repair in the women's shower. The piping was leaking. They were able to replace this. Emma has already received this invoice.

Building/Grounds/Maintenance (AY)

- Follow up on what is included in our contract with the pool company regarding end of season clean up at the pool. We discussed the fall clean up day being focused on the clubhouse if possible versus the pool (i.e. paint touch up, cutting back bushes on building, cleaning out window exteriors, etc.). We can discuss at the next meeting when more members are present to understand what is needed the most.

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Fundraising ()

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Marketing/ Communication (AC)

- Next Board Meeting - September 14

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

- 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 – September 14, 2026

Adjournment - 7:47 pm

