



**THORNHILL COMMUNITY ASSOCIATION, INC.sm
c/o Brawley Management, LLC**

3325 Springbank Lane • Suite 150 • Charlotte, N. C. 28226 • 704-364-2139 • Fax 704-364-5812

Board of Directors Regular Meeting
January 28, 2008
Brawley Management Offices

A Regular Meeting of the Board of Directors of the Thornhill Community Association, Inc. was held on January 28, 2008 at Brawley Management Offices.

Board Members Present:

P V Archer, President
Todd Atwood, Vice President
Darren Morrow, Treasurer
Ed Ferris, Secretary
Elizabeth Johnson, Director
Linda Stipo, Director

Board Members Absent:

Michael Neddo, Director
Brawley Management:
Craig Brown

Others Present:

John Littlefield
Michael Stitt

Call to Order

The Chair, noting the present of a quorum, called the meeting to order at 7:08pm.

Member Forum

- The Chair invited Members present who so wished to address the Directors. John Littlefield discussed Internet issues.

Approval of Minutes

The Chair asked if there were any objections to the approval of the minutes of the Regular Meeting of the Board of Directors held on November 1, 2007; November 26, 2007; and December 17, 2007. Hearing no objections, the minutes were approved.

Officers' Reports

- Treasurer's Report
 - Treasurer reviewed the 2007 Budget vs. actual performance.

Property Manager's Report

The Association's property manager provided an update as follows:

- **Issue 1**
Light repaired at Elmstone entrance
- **Issue 2**
Brawley to get Duke Power to fix 3 street lights



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Reports of Committees / Other Project Reports

The following Committees reported:

Community Watch

Todd Atwood reported on the following issues and projects:

- 2008 Security Patrols

Unfinished Business

The Chair brought forward the following item of unfinished business for consideration:

- **Officer Roper's Proposal (Attachment A):**

Motion: *Accept Officer Roper's Proposal*

Brought by: Linda Stipo

The Chair called for discussion. After discussion had been heard, the Chair asked if there were any objections to the motion. Hearing none, the Chair announced that the motion was passed by unanimous consent.

- **Speed Bumps:**
 - Deferred
- **Neighborhood & Board Communications**
 - Review Process for Thornhill Reporter
- **Big Rock**
 - Dialogue with Parks and Rec continues – will f/u on Historical Designation
- **Rental Homes**
 - Deferred – Linda Stipo to review city regulations on signs
- **NCDOT Breakfast**
 - Ballantyne Breakfast Club meeting on 2/2
- **AT&T Easement**
 - PV Archer mailed letter to AT&T requesting update on status of Thornhill HOA counteroffer.
- **Elm/Elmstone Stoplight Proposal**
 - Brawley to contact DOT about procedures for adding stoplight at Elm/Elmstone.

New Business

The Chair brought the following items of new business consideration:

- **Procedure for Approval for Collections:**

Motion: *Brawley authorized to forward accounts to collections that are over \$200 past due*

Brought by: Elizabeth Johnson

The Chair called for discussion. After discussion had been heard, the Chair asked if there were any objections to the motion. Hearing none, the Chair announced that the motion was passed by unanimous consent.



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- **Dead Trees/Stuff, Replacement Planning:**
 - Ed Ferris, Ray Eschert, and Craig Brown to work with landscaping company to evaluate and develop action plan.
- **Pool Steps/Decks**
 - Brawley to secure bids to replace and to expand for Board to consider.

Adjournment

There being no more business before the Board, the Chair asked if there were any objections to adjourning the Regular Meeting and to reconvening in Executive Session to discuss ACC violations, delinquent accounts and homeowner correspondence.

There were no objections and the meeting was adjourned by unanimous consent at 8:44pm.

EXECUTIVE SESSSION

An Executive Session was convened to discuss ACC violations, delinquent accounts and homeowner correspondence.

No motions were raised, voted or approved and no official actions taken in the Executive Session. There being no other issues to consider, the Chair asked if there were any objections to adjourning the Executive Session. Hearing none, the Executive session was adjourned at 8:50.

Respectfully submitted,

/s/

Ed Ferris
Secretary
Thornhill Community Association, Inc.
Date approved: February 25, 2008



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ATTACHMENT A

Proposal for Thornhill Community Security

Charlotte-Mecklenburg Police Department sets our rate of pay per hour and at least three hours per shift. There is a pay increase from twenty-four dollars and hour to twenty-six dollars and hour planned for the summer of 2008.

With the budget of four thousand dollars a year, that turns into one hundred sixty-six hours or fifty-five days in a calendar year. On the average of one day a week, there is not a lot of aggressive action that could be taken easily.

Although there is a different approach I would offer. This offer is not in keeping with Charlotte-Mecklenburg Police Department Off-Duty work guidelines mandating a three hour block of work time.

I would propose working two or three days a week in one hour or two hour shifts. This would also be days and nights with rotating days of the week. If there was going to be a break from school, I would recommend using the hours during the time the kids are out of school. This would be the most aggressive approach possible I believe.

I would not recommend not using a marked patrol car because of the cost increase. The rate for patrol cars is fourteen dollars per hour. I do not mind using my personal vehicle.

I would ask if the Association could print up a safety survey sheet containing several different concerns. These survey sheets could be left on mailboxes as I see things that could be easily corrected for security reasons.

Examples are but not limited to, open garages, purses or wallets left in cars, open windows to houses and cars. This would work as a two fold advantage to both home owners and me. First the home owners would see results of their money being spent with something positive and knowing the officer is in their neighborhood. Secondly with more residents accounting for their actions, there is a reduced area of opportunity to become a victim of a crime.

It is almost impossible to do away with crime but by taking away easy targets, it reduces the chance greatly. Also with random patrols the neighborhood kids that have a tendency to get into mischief would second guess if it was worth taking the chance.

This is just a thought I believe would show the most results for the allotment of funds set aside for security. The HOA input would be the final word on days, nights, and times worked.