



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
March 31, 2008
Brawley Management

A Regular Meeting of the Board of Directors of the Thornhill Community Association, Inc. was held on March 31, 2008 at Brawley Management.

Board Members Present:

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

Board Members Absent:

Brawley Management:
Craig Brown

Others Present:

Michael Stitt
John Littlefield

Call to Order

The Chair, noting the present of a quorum, called the meeting to order at 7:00.

Member Forum

- The Chair invited Members present who so wished to address the Directors. There were no Members who wished to address the Directors.

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 2/25/2008. Hearing no objections, the minutes were approved.

Officers' Reports

- President's Report
 - Big Rock Park – Park's and Recreation Committee Meeting 3/26/2008 @ Davie Park
 - Good turn out from Thornhill
 - Agenda for meeting sent to Committee members on 3/23. President notified on 3/25 on importance of meeting. President subsequently notified neighborhood.
 - Key issue – Park's and Recreation planning assigning a \$600,000 budget to develop Big Rock Park
 - Mary Wilson, Committee Chair, promised to hold input meeting in Thornhill
 - Mary Wilson summarized the opinion of Thornhill neighbors in attendance as desiring limited no to very limited improvements to Big Rock Park. Acceptable improvements to include maintaining trails and keeping the Big Rock graffiti free.
 - Big Rock Park Meeting with Jennifer Roberts (County Commissioner) on 3/27
 - PV Archer and Michael Stitt briefed Ms. Roberts on key issues
 - Good dialogue
 - Historic Commission voted on 3/10/2008 to designate Big Rock Park as a Historic site.



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Property Manager's Report

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

- Craig Brown reported the continued beaver problem at the Pond. Craig will commission John Hartman to trap the beavers – not to exceed \$500.
- Swimming Pool – Brawley to order 1000 tags @ \$0.40 per tag.
- Pavilion Deck Stairs – Brawley has 2 independent opinions that the deck stairs meet standards for what they are intended for. Todd Atwood will direct swim team to ask guests at meets not to congregate on them.

Reports of Committees / Other Project Reports

The following Committees reported:

Pool Committee

Todd Atwood reported on the following issues and projects:

- Insurance and Swim Team – Brian Timberlake from Nationwide presented several options to cover all swim team events. The total insurance cost to the TCA including this swim team policy, as compared to 2007, is roughly a push. However, according to Mr. Timberlake and Craig Brown, the Class B Sports Insurance will better protect the interests of both the TCA and the swim team. Mr. Timberlake also noted that the Policy considers Red Cross or other similarly certified lifeguards on duty as adequate. On an unrelated topic, Mr. Timberlake also stated that our Policy also covers activities involving members, guests or others such as tennis lessons. In fact, the Policy covers all activities on TCA common areas such as members, guests, or others using the basketball court or playground.
- Todd Atwood and Elizabeth Johnson to inventory pool furniture.
 - Recommend lounge/chair refurbishing
 - Purchase Umbrellas as deemed necessary
- Todd and Elizabeth will also evaluate removing the guard stand and fixing the faucet.
- Todd Atwood will secure a bid to repair graffiti damage to Clubhouse that occurred last year. Todd will initiate an 'action without meeting' once the bid is secured. After all Board member approval signatures are obtained, the notice must be posted.

Unfinished Business

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

- **Reserve Study Update** – Ed Ferris to review Reserve Study and present proposal
- **For Sale/For Rent Signs** – Discussion
- **Speed Bumps** - Deferred
- **Swim Team Schedule (Attachment A):**

Motion: *Approve Swim Team schedule – allow flexibility for weather.*

Brought by: Michael Neddo



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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.

- **Swim Team Insurance:**

Discussion above under Pool Committee

Motion: *HOA approves Option 2, Class B Sports Insurance Liability Coverage from Nationwide for the Thornhill Swim Team.*

Brought by: Darren Morrow

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.

- **Monthly Board Meetings:**

Motion: *Forthcoming Board meetings to be held on the fourth Monday of every month.*

Brought by: Ed Ferris

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.

- **Pool Maintenance:**

Discussion above under Pool Committee

Motion: *To authorize Todd Atwood and Elizabeth Johnson funding to restrap pool chairs/lounges, remove lifeguard stand, fix faucet, and any other needed maintenance, not to exceed Pool Maintenance Budget, account #7700, of \$5,000.*

Brought by: Ed Ferris

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.

New Business

The Chair brought the following items of new business consideration:

- **Rules/Regulations:**

Deferred

- **Website Reports & Housing**

Deferred

- **Annual Field Day**

May 3 will be the annual Field Day to clean the pavilion area. Michael Neddo will coordinate.



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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 9:44.

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 10:01.

Respectfully submitted,

/s/ _____

Ed Ferris
Secretary
Thornhill Community Association, Inc.
Date approved: April 28, 2008



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ATTACHMENT A

IMPORTANT DATES

APRIL

- 18th Little Otter Swim Night 7 to 9PM
- 19th Registration
10AM to Noon
- 20th Registration
3 to 5PM
- 23rd Registration
5 to 6PM

MAY

- 5th Mandatory Parent Meeting 7PM
- 12th First Day of Practice
- 31st Time trials
8:30AM / 9AM

JUNE

- 6th Raindate - Time trials
5PM/6PM
- 9th Swim Meet-Home-Bridgehampton
5PM / 6PM
- 12th Picture Day 8:15AM and Swim Meet - Home-
Mountainbrook
5PM/6PM
- 16th Swim Meet - Home- Providence Downs
5PM/6PM
- 19th Swim Meet - Away-Candlewyck
5PM/6PM
- 26th Swim Meet - Away-Weddington Chase
5PM/6PM
- 29th Party/Awards 6PM

JULY

- All-Star Meet 4PM/5PM MCAC

A registration form can be found on following page.
Don't forget to visit the Thornhill Tornadoes' Website at
tornados.thornhillinc.net