



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

April 28, 2008
Thornhill Pavilion

A Regular Meeting of the Board of Directors of the Thornhill Community Association, Inc. was held on April 28, 2008 at the Thornhill Pavilion.

Board Members Present:

P V Archer, President

Todd Atwood, Vice President
Ed Ferris, Secretary
Elizabeth Johnson, Director
Michael Neddo, Director

Board Members Absent:

Darren Morrow, Treasurer
Linda Stipo, Director

Brawley Management:

Craig Brown

Others Present:

None

Call to Order

The Chair, noting the present of a quorum, called the meeting to order at 7:10.

Member Forum

- The Chair invited Members present who so wished to address the Directors. As no members were present, the Chair proceeded to the next agenda item.

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 March 31, 2008. Hearing no objections, the minutes were approved.

Officers' Reports

- President's Report
 - The President reported on the Big Rock TCA Forum held on April 27th.
 - The President reported on the beavers issue at the pond.
- Treasurer's Report

Property Manager's Report

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

- **CD Purchased**
- **Action without Meeting Motion Approval (Attachment A)**



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- **Annual Drive Through**
Two letters will be sent based on condition of property
- **Beavers at Pond**
No luck
- **Dumpster to be delivered this week – green requested**
- **Pool Phone turned on**

Reports of Committees / Other Project Reports

The following Committees reported:

Pool Committee

Todd Atwood reported on the following issues and projects:

- Clubhouse painting scheduled
- New Light Regulations – Swim Team & evenings – will work with CPM to meet requirements
- Budget Issues
 - Chair restrapping – 47 lounge chairs sent out, due back 5/10.
 - New Tables/Chairs – none – will fix current tables and chairs
 - Remove Guard Stand – CPM
 - Todd to follow-up on accounting for operational/reserve budget expenses
- Pool pre-opening needs
 - Signage
- Baby Pool Leakage – no action

Pool/Pavilion Clean-up Day

Michael Neddo reported on the following issues and projects:

- Scheduled for 5/3
- Tasks determined
- Volunteers and equipment discussed

Unfinished Business

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

- **Reserve Study Update:**
Ed Ferris will provide a recommendation at the next meeting.
- **For Sale/For Rent Signs**
 - Abide by current rules and guidelines



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- **Community Watch/Roper/Notices**
 - Officer Roper will notify neighbors who leave their garage doors open at night or who have other practices that could invite crime to their household.
- **AT&T Easement**
 - The President will ask AT&T to incorporate Brawley and the law firms recommendations.

New Business

The Chair brought the following items of new business consideration:

- **Rental of Pavilion to non-profits**
- **Cul-de-Sac Islands**
- **Associate Memberships**
 - Craig Brown mentioned that another neighborhood that they provide services for, Ballantrae, inquired about Thornhill's willingness to sell facility memberships to their residents. Discussion ensued but no action was taken.

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 9:10 p.m.

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 9:25 p.m.

Respectfully submitted,

/s/

Ed Ferris
Secretary
Thornhill Community Association, Inc.
Date approved: June 2, 2008