



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

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

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**Board of Directors Regular Meeting**  
June 2, 2008  
Thornhill Pavilion

A Regular Meeting of the Board of Directors of the Thornhill Community Association, Inc. was held on June 2, 2008 at the Thornhill Pavilion.

**Board Members Present:**

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

**Board Members Absent:**

P V Archer, President

**Brawley Management:**

Craig Brown

**Others Present:**

John Littlefield  
Eddie Gluck  
Michael Stitt  
Denise Carlton, CPM

**Call to Order**

The Chair, noting the present of a quorum, called the meeting to order at 7:06.

**Member Forum**

- The Chair invited Members present who so wished to address the Directors. Eddie Gluck addressed the Board stating concerns about Pavilion rental policy. Eddie also indicated interest in Community Watch.

**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 4/28/2008. Hearing no objections, the minutes were approved.

**Property Manager's Report**

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

- **Dead Trees**  
Brawley presented several proposals for removal of dead trees in the common area.
- **Beavers**  
Discussed.
- **Landscaping**
- Discussed eliminating bamboo growth.



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**Reports of Committees / Other Project Reports**

The following Committees reported:

**Pool Committee**

Elizabeth Johnson reported on the following issues and projects:

- Provided a brief overview/recap of the emergency action taken regarding the pool pump room.
- CPM reported that the new pool lighting meets the new city regulations for evening use.

**Unfinished Business**

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

- **Reserve Study Update**

Ed Ferris reviewed the study and recommended the following changes:

- Push stairs out several years – reduce cost.
- Include 9 Irrigation Pump Stations – adjust cost to include replacing stations when they wear out
- Work with Brawley and Brickman to adjust projected landscaping costs for 2009-2010.
- Push entrance signage replacement out because current entrances are in good shape.

- **Tree Removal**

**Motion:** *Brawley authorized to spend up to \$5,000 for tree removal as prioritized by the Board – Account 6550.*

**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.

- **Brickman Extension:**

To protect the HOA from excessive contract increases due to economic factors such as the rising cost of gas, the Board requested that Brickman provide an extension proposal for 2009. Brickman came back with a 2.5% increase. Brawley commented that other landscaping companies are considering much larger increases.

**Motion:** *Approve Brickman extension until 2/2010.*

**Brought by:** Michael Neddo

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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- **Board Emergency Action**

**Motion:** *Document the President's e-mail/actions regarding the pool emergency as a matter of record in the minutes. Brawley recommends utilizing Reserve Funds to pay for corrective action.*

**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.

- **Outside Membership for Pool Committee:**

- 5 members
  - Linda Stipo – Chair
  - Melanie Prentess
  - Michael Stitt
  - Ed Ferris
  - Laura Mead

### New Business

The Chair brought the following items of new business consideration:

- **Big Rock Historic Designation by City Council:**
  - For vote on 6/16
  - Ray Eschert and PV Archer to speak
- **Elm Lane/Ballantyne Commons Intersection Meeting**  
Discussion – meeting scheduled for 6/10.
- **Pavilion Rental**  
Elizabeth Johnson and Michael Stitt to draft proposal
- **Pool Issues**
  - Pump Room – baby pool pump needs to be replaced
  - Require residents to show their pool pass

### 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 8:50



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**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 9:05.

Respectfully submitted,

/s/

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Ed Ferris  
Secretary  
Thornhill Community Association, Inc.  
Date approved: June 23, 2008