



**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**  
July 28, 2008  
Thornhill Pavilion

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

**Board Members Present:**

P V Archer, President

Darren Morrow, Treasurer  
Ed Ferris, Secretary  
Elizabeth Johnson, Director

Linda Stipo, Director

**Others Present:**

John Littlefield

**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. No members spoke.

**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 6/23/2008. Hearing no objections, the minutes were approved.

**Officers' Reports**

- President's Report
- Treasurer's Report

**Property Manager's Report**

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

- **Trees**  
3 trees need to be removed
- **Pool Fence**  
Quotes – Steel \$9899; Aluminum \$10,445/\$11,200
- **Pond Bridges**  
Remove second bridge \$750; repair other bridge \$650
- **Landscaping – entrances**  
Meadow Run entrance flower bed on the west side does not look good. Craig will request proposal from Brickman. Entrance has historically looked sub-par.



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**Unfinished Business**

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

- **Reserve Study Updates:**

Ed Ferris to work with Reserve Study Associates

- **Facilities Use Regulations**

Discussion

- **Pond Bridges**

**Motion:**            *Remove one bridge and repair the other. Not to exceed \$1,500.*

**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.

- **Community Watch/Roper/Notices:**

**Motion:**            *Appoint Eddie Gluck as Community Watch Coordinator*

**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.

- **Trees:**

**Motion:**            *Craig Brown to coordinate removal of 3 trees. Not to exceed \$650.*

**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.

**New Business**

The Chair brought the following items of new business consideration:

- **Big Rock Park:**

Discussion. Big Rock Park improvements have apparently been removed from the Park Departments Bond Referendum. PV to monitor for any updates.



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- **Annual Meeting:**

**Motion:** *The annual meeting will be held on October 6, 2008, at 7:00 pm, at the Pavilion. PV Archer will chair the Nominating Committee. Michael Stitt and Elizabeth Johnson will be committee members. Notice to the Community will occur with the Q3 billing statements. The website is to be updated with this information.*

**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.

**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 8:32.

**EXECUTIVE SESSION**

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 8:52.

Respectfully submitted,

/s/ \_\_\_\_\_  
Ed Ferris  
Secretary  
Thornhill Community Association, Inc.  
Date approved: