



**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**

Monday, August 25, 2008

7:00 p.m.

Thornhill Pavilion  
Charlotte, NC 28277

A Regular Meeting of the Board of Directors of the Thornhill Community Association, Inc. was held on Monday, August 25, 2008.

**Board Members Present:**

PV Archer, President  
Todd Atwood, Vice President  
Elizabeth Johnson  
Linda Stipo

**Board Members Absent:**

Darren Morrow, Treasurer  
Michael Neddo  
Ed Ferris, Secretary

**Brawley Management Representatives Present**

Craig Brown

**Community Members Present:**

John Littlefield  
Jamie Lewinson  
Matt Lewinson  
Mike Stitt  
Ray Eschert  
Mack Miller

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**Call to Order**

The Chair called the meeting to order at 7:12 p.m.

**Member Forum**

- Opportunity for Members to address the Board
  - Matt Lewinson addressed the board regarding ARC complaints. PV Archer explained the ARC process. Matt Lewinson also addressed the board regarding cars parked on the street and blocking traffic. Informed the homeowner that he needs to call 311.

**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 July 28, 2008. Hearing no objections, the minutes for the July 28, 2008 Meeting of the Board of Directors were approved.

**Officers' Reports**

- President's Report (see attached)  
Need content for the Thornhill Reporter.



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**Property Manager's Report**

- Property Manager to report on:
  - Trees – A homeowner on Back Ridge inquired regarding the removal of dead trees on his property. Per Craig, the trees are on golf course side of the creek. There is no danger to any property. Craig to contact Ballantyne Resort regarding possible removal.
  - Fountain Lights – No answer at this time. Craig to continue to attempt contacts the light company.

**Committee / Other Project Reports**

The following Committees' reports:

- Pool Committee
  - Elizabeth reported that the pool will be open on 9/6 & 7, 2008. John has posted this to the web site. Elizabeth will speak with the CPM regarding cleaning of the furniture before storing it for the winter. Elizabeth will put together a list of things to be done prior to opening the pool next year. Will get a price for pool painting for the next meeting so it can be put in the budget. She will also make a recommendation regarding the lifeguard bonus.
- Committee exploring outside membership
  - To report at the September meeting.

**Unfinished Business**

- Community Watch/Roper/Notices
  - Will use the Halloween Carnival to reintroduce the Community Watch Program
- Facilities Use Regulations
  - Elizabeth to show to CPM for their review.

**New Business**

- Annual Meeting

**Motion:**            *To set October 6, 2008 as the date for the Thornhill HOA Annual Meeting. Notice of the meeting to go out 30 days in advance in the next HOA Dues invoice mailed by Brawley.*

**Brought by:**      *Todd Atwood*

After discussion, 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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- Nomination Process
  - Mike Stitt presented the nomination process – email blast will be done on 8/26/08. Candidate questionnaires are due 9/12/08. The questionnaires will be included in the reported which will be out by 9/22/08.

**Motion:** *To accept the above proposed schedule and process for next year's HOA Call for Candidates.*

**Brought by:** *Todd Atwood*

After discussion, the Chair asked if there were any objections to the motion. Hearing none, the Chair announced that the motion was passed by unanimous consent.

- Rental Property Controls
  - Ray Eschert spoke briefly regarding the increase number of rental homes in Thornhill. Many homeowners feel that we need to rewrite the CC&R's to limit the number of rental properties in the neighborhood. Ray Eschert will make a 5-10 minute presentation at the annual meeting to gauge the support of the homeowners.

**Motion:** *To perform a 60 day research committee chaired by Todd Atwood and Ray Eschert to look at 5 things – 1) budget, 2) key objectives regarding the outcome 3) communication process/approach 4) feedback from neighborhood to gauge interest/support 5) number of properties allowed to rent*

**Brought by:** *Todd Atwood*

After discussion, the Chair asked if there were any objections to the motion. Hearing none, the Chair announced that the motion was passed by unanimous consent.

**Motion:** *To replace controller #1 at the Ballantyne Commons entrance and controller # 2 at Thornhill Club & Elmstone. Cost is not to exceed \$1100 and to be taken out of the landscape & grounds maintenance account.*

**Brought by:** *Elizabeth Johnson*

After discussion, 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 of the Board of Directors.



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There were no objections and the meeting was adjourned by unanimous consent at 8:45 p.m.

**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 8:50 p.m.

Respectfully submitted,

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Linda Stipo, Acting Secretary  
Thornhill Community Association, Inc.  
Date approved: September 22, 2008