



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

9/22/2008

Thornhill Pavilion

A Regular Meeting of the Board of Directors of the Thornhill Community Association, Inc. was held on 9/22/ 2008 at the Thornhill Pavilion

Board Members Present:

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

Linda Stipo, Director

Board Members Absent:

Michael Neddo, Director

Brawley Management:

Craig Brown

Others Present:

Michael Stitt
John Littlefield
Amy Ayrault
William Higgins

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.

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 August 25, 2008. Hearing no objections, the minutes were approved.

Officers' Reports

- President's Report
 - Will provide Members a Summary for 2008
 - Initial 2009 projects for new Board to consider
 - New baby pool with upgrades (funded by 2008 Reserve Study)
 - New fence around pool (funded by 2008 Reserve Study)
 - Upgrade entrances – ensure things grow
 - Specimen trees throughout neighborhood
 - Knock-out roses along Pond bank
 - Decking along back edge of Pool
 - Epoxy coating for Pavilion floor
 - Vinyl wind curtains for Pavilion
 - Infrared heat tubes for Pavilion
 - Increase electrical outlets for Pavilion
 - Bar sink for Pavilion



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- Built in Gas Grills for Pavilion
- Mount door in Ladies room for TWA storage
- Lighting for entrance boards
- Plastic bag dispensers and receptacles for pet owners
- Treasurer's Report

Property Manager's Report

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

- **Fountain Lights**
Photo cell replaced – scheduled company to check lights

Reports of Committees / Other Project Reports

The following Committees reported:

Pool Committee

Elizabeth Johnson reported on the following issues and projects:

- Update on chairs – quote \$2,700
- Quotes received for Gel coat/paint - \$12,200; must also account for water to refill pool
- Quote for tile replacement - \$5,890

Outside Membership Committee

Linda Stipo reported on the following issues and projects (refer to attachment A). Committee recommends that Pool membership requirements remain unchanged and not opened up to non-members (outsiders).

Unfinished Business

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

- **Outside Membership:**

Committee recommends TCA membership and privileges remain as is.

Motion: *Accept Committee for Outside Membership recommendation. Thornhill will not change current membership requirements nor offer facility memberships to non-members (outsiders).*

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.

- **Nominating Committee**

Committee Chair reported 5 nominees for the 2009 Board – PV Archer, Michael Neddo, Darren Morrow, Elizabeth Johnson, and Todd Atwood.



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- **2008 Reserve Study:**

Move pool fence monies to 2009. Otherwise, the Study is acceptable.

Motion: *Approve the 2008 Reserve Study as presented with one change – move line 27 into 2009 and slide line 11 to 2010/2011.*

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.

- **Landscaping**

Ed Ferris to walk grounds with Craig Brown (Brawley) and Brian Ailo (Brickman) to develop proposal which encompasses: 1) correcting drainage at pond wall; 2) improving grass on TCA slopes – Meadow Run/Wild Dove; 3) improving entrances.

- **Community Watch**

Invite Officer Roper to make presentation at Annual Meeting.

New Business

The Chair brought the following items of new business consideration:

- **Entrance Lights:**

Per the recommendation of the installation company, the entrance lights should be replaced yearly.

Motion: *Replace entrance lighting. Not to exceed \$1,000. Replace GFI on Ballantyne Commons- funding through the landscape budget.*

Brought by: Elizabeth Johnson

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.

- **Annual Meeting – Agenda review/update & Proxies**

- Below are topics/presenters for the Annual Meeting
 - Big Rock Park and Bond Election proposal - PV
 - Pool Filters - PV
 - Pavilion and new Pavilion Regulations - PV
 - Speed Bumps - PV
 - Community Watch - PV
 - Pool Committee – Elizabeth
 - Reserve Study - Ed
 - Outside Membership – Linda
 - Treasurer’s Report - Darren
- President requested proxy update from Brawley.



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- **Review of 2005-2007 Boards**

Need for outside accountant review 2005-2007 Boards. Brawley will obtain bids for an outside accountant.

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 8:24.

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 8:49.

Respectfully submitted,

/s/

Ed Ferris
Secretary
Thornhill Community Association, Inc.
Date approved: October 27, 2009