



**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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**2008 Annual Meeting of the Membership**

October 6, 2008  
7:00 p.m.  
Thornhill Pavilion  
Charlotte, NC 28277

The 2008 Annual Meeting of the Membership of the Thornhill Community Association, Inc. was held on October 6, 2008 at the Thornhill Pavilion, Charlotte, North Carolina

**Members Present:**

Archer, Ewing, Ferris, Fisher, Goodrich, Herman, Husak, Johnson (11022 Jordan Rea), Littlefield, Livesey, Mead, Morrow, Neddo, Plawdzik, Stipo, Stitt

**Brawley Management Representatives Present:**

Craig Brown

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**Call to Order**

The Chair called the meeting to order at 7:04 p.m.

- Invocation – The Chair asked the members to remember those neighbors no longer with us, new babies, and our neighbors serving in the Armed Forces
- Craig Brown announced quorum to hold meeting.
- Consent to Agenda – The Chair asked if there were any objections to the approval of the agenda which was included in the notice of the meeting mailed to the Membership. Hearing no objections, the agenda was approved.
- Recognition of 2008 volunteers – The Chair recognized the following people for their efforts given to the community over the past year.
  - Nominating Committee – Thank you for making this years election process run smooth

**Election of 2009 Directors**

The Chair read the names of the five nominees forwarded by the Nominating Committee. The Chair then asked for nominations from the floor. Elizabeth Johnson nominated Lauri Mead. Michael Stitt nominated Cheryl Ann Herman. Hearing no other nominations; each candidate was allowed 3 minutes to address the membership. At the conclusion of the last final candidates' speech, ballots were distributed by the management company and the polls were opened. The members were reminded that cumulative voting was no longer allowed under our Bylaws. After 10 minutes had elapsed, the Chair asked if Members who wished to vote had voted. After confirming that all the Members had completed their ballots and passed them to representatives of the management company for counting, the polls were declared closed and the meeting agenda was resumed.



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**Officers Reports**

- President's Report
  - Big Rock Park and Bond Election proposal
  - Pool Filters
  - Pavilion and new Pavilion Regulations
  - Speed Bumps
  - Community Watch
- Treasurer's Report
- Pool Committee – Elizabeth Johnson
  - Update on current status of pool facility. Discussed intent to get coat main pool, paint racing stripes and retile. Also discussed upgrade to fencing.
  - Elizabeth expressed satisfaction with CPM as partner for pool. In particular, CPM was viewed as a significant upgrade from previous company.
- Outside Membership – Linda Stipo
  - Discussed recommendation of sub-committee to not make any changes to current pool/facility membership guidelines. Discussion ensued
- Reserve Study – Ed Ferris
  - Reviewed 2008 Reserve Study which updated previous 2004 study.
    - 2008 Reserve Study based on analysis/recommendations from Reserve Advisors (same group that conducted 2004 study).
    - Major changes included:
      - Added Irrigation System to Reserve Component Inventory at strong recommendation from Reserve Advisors – phased –in replacement because current system has 9 separate components – replacement cost calculated @ \$0.75 per square foot vs. original \$1.00.
      - Adjusted Baby Pool costs – discussed need to upgrade baby pool
      - Added Landscape to Reserve Component Inventory – based on 2 years of draught.
      - Adjusted inflation to 3% vs. 4% - increased earned interest to 4% (both were within Reserve Advisors guidelines
      - Several other timing changes
  - Members were provided overview of changes. Members stated that were satisfied with 2008 Reserve Study.

**New Business**

- Announcement of 2009 Directors – Craig tallied the ballots. At 8:43, Craig Brown announced the 2009 Board, as follows:

○ PV Archer	98
○ Todd Attwood	99
○ Lauri Mead	99
○ Elizabeth Johnson	99
○ Darren Morrow	98
○ Michael Neddo	98
○ Cheryl Ann Herman	98



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- The Chair welcomed new Directors on behalf of the 2008 Board and announced that the Organization Meeting of the 2009 Board would be held on October 8, 2008.
- The Chair asked if there were any other motions from the members. Hearing none he moved on to the Member Forum.

**Member Forum**

- A brief member's forum was held to allow membership to address any item not covered in the agenda.
  - Ray Eschert requested that the Board set up a Committee to review prospect of limiting rental properties in Thornhill. Member discussion was favorable to idea but there was concern that limitations be structured correctly. Craig Brown reported that over 50% of members must vote favorably to pass any restriction per TCA lawyer interpretation of TCA documents and rules.

**Adjournment**

There being no more business before the Membership, the Chair asked if there were any objections to adjourning the meeting. There were no objections and the meeting was adjourned by unanimous consent at 8:45 p.m.

Respectfully submitted,

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Ed Ferris  
Secretary  
Thornhill Community Association, Inc.  
Date approved: July 29, 2009