



**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**  
10-27-08  
Thornhill Pavillion

A regular meeting of the Board of Directors of the Thornhill Community Association, Inc. was held on October 27, 2008 at the Thornhill Pavillion.

**Board Members Present:**

PV Archer, President  
Mike Neddo, Director  
Elizabeth Johnson, Director  
Cheryl-Anne Herman, Director  
Lauri Mead, Secretary

**Board Members Absent:**

Todd Atwood, Vice President  
Darren Morrow, Treasurer

**Brawley Managemt:**

Craig Brown

**Others Present:**

Ed Ferris  
Michael Stitt

**Call to Order**

The Chair, noting the presence of a quorum, called the meeting to order at 7:05.

**Member Forum**

The Chair invited Members present who so wished to address the Directors. No members were present.

**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 ~~October 6, 2008~~ September 22, 2008. Hearing no objections, the minutes were approved.

**Officers' Reports**

- President's Report

**Property Manager's Report**

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

**Fountain Lights**

Damaged and nonworking lights were returned to manufacturer for complete replacement under warranty.

**Accounting Review vs Audit**

John (?) getting prices for reviews from several firms

**Landscaping- Entrances**

Being planted this week. Next 2 weeks the remainder of scheduled landscaping will be completed.

**Unfinished Business**

The chair brought forward the following items of unfinished business for consideration:

• **Reserve Study Updates:**

Ed Ferris reported that there is \$20,600 available for pool upgrades. This would cover a new baby pool, tile with gelcoat on the main pool and new lights in the main pool. Ed recommended moving the pool lights forward one year in the reserve study since it would make sense to do it when the pool is empty for the tile gel coating.



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- **Home Rental Issue:**

**Motion:** Board set aside \$1,000.00 for legal fees to look into Association rules for limiting home rentals.

**Brought by:** Mike Neddo

The chair called for a discussion. After discussion had been heard, the Chair asked if there were any objections to the motion. Hearing none, the Chair announced the motion was passed by unanimous consent.

- **Neighborhood Upgrades:**

**Baby Pool:**

By 11/7 Elizabeth Johnson and Mike Stitt will prepare an RFP and send it to Craig at Brawley, who will then solicit bids from at least 3 pool companies for us. Craig will provide names of contractors interested in the job at the next Board meeting.

Want to start actual construction by February 2009.

**Speed Bumps:**

Mike Stitt will research current procedures and options with Charlotte/Mecklenburg.

**Community Watch:**

Open.

**New Business**

The chair brought the following items of new business consideration:

- **NonVoting Board Advisor**

**Motion:** That Michael Stitt join the Board of Directors in an advisory capacity as a nonvoting member.

**Brought by:** Cheryl-Anne Herman

The Chair called for discussion. After discussion had been heard, the Chair asked if there were any objections to the motion. Hearing no objections, the Chair announced that the motion was passed by unanimous consent.

- **Budget Committee meetings will be held**
- **Pavillion Gate**
- **Web Site**

**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 at 8:21.

**EXECUTIVE SESSION**

An Executive session was convened to discuss ACC violations, delinquent accounts and homeowner correspondence.



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No motions were raised, voted or approved and no official action was 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 8:46.

Respectfully Submitted,

/s/ \_\_\_\_\_

Lauri Mead  
Secretary  
Thornhill Community Association, Inc.  
Date Approved: November 24, 2008