



**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**  
11-24-08  
Brawley

A regular meeting of the Board of Directors of the Thornhill Community Association, Inc. was held on November 24, 2008 at the Brawley Management Company.

**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 Management:**

Craig Brown

**Others Present:**

Ed Ferris                      John Littlefield  
Michael Stitt                 Barbara Crabtree

**Call to Order**

The Chair, noting the presence of a quorum, called the meeting to order at 7:04pm.

**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 27, 2008. Minutes were approved subject to one minor change.

**Officers' Reports**

- President's Report
- Treasurer's Report

**Property Manager's Report**

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

**Fountain Lights**

Correct replacement lights have arrived.

**Unfinished Business**

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

- **Community Watch:** Todd is handling this. As he was not here, there was no report.
- **Neighborhood Upgrades:**  
**Pool:**



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CPM picked up 13 lounge & 10 regular chairs today for restrapping and painting. Elizabeth Johnson will get a cost estimate for that and requested that the restrooms at the pool be winterized. Craig is looking into vendors for estimates and proposals for striping, tiling, fiberglass work on the main pool and baby pool. Will get estimates for one project, with itemized details. The budget for the baby pool is \$20,600.

- **Speed Bumps:**  
Mike Stitt will research current procedures and options with Charlotte/Mecklenburg.
- **Playground Mulch:** Ed will check with Brickman about redistributing the mulch.
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- **Budget:** Has to be out by Decemeber 1<sup>st</sup> for 30 days of comment.  
**Motion:** Raise dues \$5/quarter and approve the 2009 budget.  
**Brought by:** Cheryl Anne Herman  
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.
- **Rentals:** Nothing to report at this time. 50% of Homeowners +1 are required to back any change to the CC&R's. Next meeting Board will brainstorm an RFP for legal firm on this issue. Board to agree on parameters with Ray Eschert.
- **Accounting Review:** Craig got estimates from both large and small firms to review our financials for 2005,06,&07. The smaller firms were at least ½ the cost of a larger firm.  
**Motion:** Board have accounting reviews done for the years 2005,2006, & 2007 at a cost not to exceed to \$3,000.  
**Brought by:** Elizabeth Johnson  
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.
- **Web Site:** Board members should email PV our thoughts on the website. What's good, bad, want to keep, want to drop etc so we can decide where we want to go with the community website.

**New Business**

The chair brought the following items of new business consideration:  
There was no new business to discuss.

John Littlefield asked to address the Board as he had missed the beginning of the meeting where a Member Forum was open.

John was at the meeting as a representative of the Tornados and wants to know if they can rely on the community website. PV will follow up with Glen Goodrich regarding software on the website that has been removed according to John and makes the link to the Tornados site no longer functional.



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**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 9:16pm.

**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 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 9:41pm.

Respectfully Submitted,

/s/ \_\_\_\_\_  
Lauri Mead  
Secretary  
Thornhill Community Association, Inc.  
Date Approved: