



**THORNHILL COMMUNITY ASSOCIATION, INC.<sup>sm</sup>**

**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**

12-15-08

Brawley Management Company

A regular meeting of the Board of Directors of the Thornhill Community Association, Inc. was held on December 15, 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  
Todd Atwood, Vice President

**Board Members Absent:**

Darren Morrow, Treasurer

**Brawley Management:**

Craig Brown

**Others Present:**

None

**Call to Order**

The Chair, noting the presence of a quorum, called the meeting to order at 7:11pm.

**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 November 24, 2008. Minutes were approved.

**Officers' Reports**

- President's Report
- Treasurer's Report

**Property Manager's Report**

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

**Accounting Review:**

Meeting with accounting firm tomorrow. They will take records for 05,06 & 07 and begin their reviews.

**Pool :**

Meetings are ongoing to get estimates and plans.

**Speed Bumps:**

Cost per bump is \$3500-\$4000 if we want to do the decorative type that the city will not install (brick like at Stonecrest). Cost would drop to the lower end of the range with a larger order.

**Committee Reports:**

- **Pool:** Quote for restrapping chairs and lounges was received.  
**Motion:** Approve an expenditure of not more than \$2,000 to have CPM repair chairs and replace 1 tabletop.

**Brought by:** Elizabeth Johnson



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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.

- **Baby Pool:** Asking for ala carte pricing of gel coat, restriping and fence in addition to the quote for the baby pool. Ask for a price to coat Pavillion floor as a separate bid on this job as well. Want to maximize features we get from the General Contractor we award the job to.
- **Rentals:** No report.

### Unfinished Business

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

- **Community Watch:** Has been reinstated in Charlotte by the new Chief of Police, as of early October. One neighborhood sign has been vandalized. Todd has asked CMPD to replace it.
- **Website :** Glenn is the Administrator, the Board/HOA is the owner.  
There is a glitch on email blasts from TWA to people with “Carolina.rr.com” – ask Glenn to look into.

### New Business

The chair brought the following items of new business consideration:

#### **Community Patrol:**

**Motion:** Award of Bonus of \$250 to Terry Roper for his service to the community this year.

**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.

**Pavillion Gate:** People are driving over sidewalk and grass to get in and out of parking lot when the gate is locked. Craig will try to get a price on installing 3 or 4 large boulders in the area to stop this.

**Doggie Trash Cans:** \$295 each. Todd has seen a dramatic improvement over 6 months of having one available along Elmstone. Craig will find out if Brickman would empty and replace bags for us. Cheryl-Anne will look into buying them wholesale.

### 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 8:43pm.

### 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 9:00pm.

Respectfully Submitted,

Thornhill Community Association, Inc.

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

Lauri Mead

Secretary

Thornhill Community Association, Inc.

Date Approved: