



**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**

1-26-09

Brawley Management Company

A regular meeting of the Board of Directors of the Thornhill Community Association, Inc. was held on January 26, 2009 at the Brawley Management Company.

**Board Members Present:**

Darren Morrow, Treasurer  
Mike Neddo, Director  
Elizabeth Johnson, Director  
Cheryl-Anne Herman, Director  
Lauri Mead, Secretary  
Todd Atwood, Vice President

**Board Members Absent:**

PV Archer, President

**Brawley Managemnt:**

Craig Brown

**Others Present:**

Ed Ferris  
Glenn Goodrich  
Michael Stitt

**Call to Order**

The Chair ( Elizabeth Johnson in the absence of PV Archer), noting the presence of a quorum, called the meeting to order at 7:25pm.

**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 December 15, 2008. Minutes were approved.

**Officers' Reports**

- Treasurer's Report

We are well funded for the pool projects. Added \$51,000 to reserves this past year (2008). Expenses were \$10,000 under Budget.

**Property Manager's Report**

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

**Meadow Run Entrance Lights:** Have been fixed.

**Downed Tree on Thornhill Club Dr.:** Cost to remove this and 2 dead pines - \$250.00  
Expenditure was approved unanimously.

**Rocks at Pavillion:** Getting a firmer price. 2 boulders should be just big enough to block cars. Not trying to build a new playground here.

**Fountain Lights:** Have arrived but it has been too cold for the men to get boats out and install them.

**Committee Reports:**



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- **Community Watch:** Vandalism – Car eggings. Also last Thursday at 9pm a group of girls were playing “ring and run” on Thornhill Club Drive. Eddie Gluck is new coordinator.
- **Website/Email Lists:** Glenn Goodrich  
Problem with the email is that it is impossible to identify which lists are not working. An outside company would charge \$100/month to manage this. Suggest that we try using Google Groups, which are free. Glenn will set up mailing lists with the following groups – Residents, HOA Board, TWA, and Tornados. People will have the ability to opt out if they choose. Glenn will test this out on Board first.
- **Baby Pool/Main Pool RFP:** 4 were sent out. Only 2 contractors bid on the project, and then just this afternoon a 3<sup>rd</sup> bid was received.  
Summitt Pool Builders- did not respond  
Swim Specialties – was the lowest bid  
J.L. Thompson – was the mid priced bid  
Aquatic Construction – was the highest bid  
Only Swim Specialties will/can do a Gelcoat on the main pool. Gelcoat has a 10-12 yr life, whereas plaster has a 5-6 yr life. To change the pool bottom from gelcoat to plaster would involve ripping out all the existing gelcoat base at a cost of \$27,200.  
**Motion:** Award contract to Swim Specialties to resurface the main pool with gelcoat, replace waterline pool tile, repaint stripes on bottom of pool surface, install depth makers, and check and replace lights as needed for a price not to exceed \$19,500 to be funded out of the reserve fund line #'s 30,31, and 42.  
**Brought by:** Lauri Mead  
**Seconded by:** Todd Atwood  
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.  
**Motion:** Approve J.L. Thompson proposal for the baby pool renovation and special features for a price not to exceed \$37,500 to be funded out of the reserve fund line #'s 36,37, and 38.  
**Brought by:** Michael Neddo  
**Seconded by:** Todd Atwood  
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.  
**Motion:** Table the fencing proposals for now and get updated prices. We need to have the baby pool design to get a firm price.  
**Brought by:** Todd Atwood  
**Seconded 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.  
**Motion:** Approve \$2,938 for restrapping of lounge chairs and 1 tabletop  
**Brought by:** Cheryl-Anne Herman  
**Seconded by:** Michael 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.

### Unfinished Business

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



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- **Speed Bumps:** Mike Stitt has been researching with CDOT. There is a 3 year wait for free bumps or we can pay \$1,200 per bump to have them installed now. If CDOT does the installation, neighborhood approval is needed. If HOA pays the cost, only Board approval is required.
- **DoggieTrash Cans :** Cheryl-Anne can purchase wholesale at a price of \$246 per station. Craig said that Brinkman will empty these for us.

**Motion:** Purchase several steel coated doggie waste stations at a cost not to exceed \$1,500.

**Brought by:** Darren Morrow

**Seconded 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.

### New Business

The chair brought the following items of new business consideration:

**Bench by Basketball court:** Can be moved and taken care of on Clean Up Day

**Tennis Court Windscreen:** Craig will research and get prices to replace.

**ARC Drive Around:** Michael Neddo, Mike Stitt and Ray Eschert will do a drive around this weekend. Cheryl-Anne and Craig will also do one independently. They will check and cross reference the two lists to make sure everything is captured.

### 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 9:38pm.

### 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 9:58pm.

Respectfully Submitted,

/s/

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Lauri Mead

Secretary

Thornhill Community Association, Inc.

Date Approved: