



## 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

2-23-09

Brawley Management Company

A regular meeting of the Board of Directors of the Thornhill Community Association, Inc. was held on February 23, 2009 at the Brawley Management Company.

#### **Board Members Present:**

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

#### **Board Members Absent:**

Darren Morrow, Treasurer

#### **Brawley Management:**

Craig Brown

#### **Others Present:**

Michael Stitt  
Ray Eschert

#### **Call to Order**

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

#### **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 January 26, 2009. Minutes were approved.

#### **Officers' Reports**

President's Report

#### **Property Manager's Report**

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

**Downed Tree by Golf Course:** Craig is having a hard time connecting with the Ballantyne Resort Golf Course regarding removal.

**Rocks at Pavillion:** Prices vary on size

**Drive Through:** Craig and Cheryl-Anne did a drive through on 2/17 and circulated their notes to the Board. They will be shared with the ACC committee for confirmation and follow up.

#### **Committee Reports:**

- **Pool :** Water line tile is complete.
  - Drains have been replaced so that we are now in compliance with Virginia Graham Baker Law. Actual cost was \$5,200. The pool would not be allowed to open this summer without this work having been done.
  - Gel Coat : There has been no progress on this due to the cold weather. Hopefully with warmer weather forecast, they will be able to gelcoat on this Thursday and paint the lines on Friday.



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- Chairs: Are coming back with repairs completed.
- Baby Pool: Plans are not final yet.
- Fencing: Costs to remove all existing fencing and replace are as follows:
  - \$11,700            BNB Fence
  - \$13,509          Town and Country (they did the playground)
  - \$14,000 +        Lake Norman Fence
  -

**Motion:** Contract with a Fencing Firm at a cost not to exceed \$12,500 to remove and completely replace all fencing around the pool and pavilion, to be funded out of the Reserve Budget Line 27 (which is for \$11,557).

**Brought 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.

- **ACC Committee:** All ACC complaints should be forwarded to Mike Neddo. He will act as the Board Liaison and forward all complaints to the ACC committee.

**Motion:** To accept the revised ACC Charter policy as presented to the Board

**Brought 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:** To approve the Community Guidelines and Violation Policy

**Brought by:** Elizabeth Johnson

**Seconded 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.

- **Community Watch:** Heightened activity at Park

### Unfinished Business

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

- **Speed Bumps:** Mike Stitt suggests we invite Mr. Gallup of CDOT to our next meeting. We can also request CDOT to do a traffic and speed study at no charge.

### New Business

The chair brought the following items of new business consideration:

**Kiser Residence:** ACC will keep in touch regarding the rebuilding

**Tennis Court Windscreens:** Todd will measure to get us exact sizes we need. Craig has prices and sizes, but is not sure exactly what we need.

**Spring Field Day:** Saturday May 9<sup>th</sup>, as the Wachovia Championship is the weekend prior. We should all give Mike Neddo a list of things we notice that need to be taken care of that day so that he can plan accordingly.



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**Pavillion Rocks :** Agree to leave natural

**Website Renewal:** \$100 for 9 years to renew our domain name. The is in the Budget. Glenn Goodrich will be asked to take care of this and bill Brawley for us. Cheryl-Anne suggested also checking if any variations of our name are available. Worth the minor investment to preclude someone from using our name in the future.

**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 9:35pm.

**EXECUTIVE SESSSION**

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

Board discussed an ACC issue. Homeowner was to address the Board at the start of this meeting, but did not attend. Craig will send them a formal letter notifying that they are in violation of ACC rules.

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 9:51pm.

Respectfully Submitted,

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