



## **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**

3-23-09

Brawley Management Company

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

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

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

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

Darren Morrow, Treasurer  
Todd Atwood, Director  
Mike Neddo, Director

#### **Brawley Managemt:**

Craig Brown

#### **Others Present:**

Michael Stitt

Prior to the assembly of a quorum, Chip Gallup of CDOT gave an update on speed bumps and Thornhill activity. During a 24 hr period, 2200 cars were registered at the Elmtone entrance. If we choose to pay for speed bumps ourselves, they can be done at any time. If we choose to have CDOT pay for the project, it will be done next year or even later. Prices should be available in April or May after the bids are due from contractors, and CDOT awards the contract for the year. A bump would be a 22 foot ramp, similar to what is on Endhaven.

Issue at the pool is that at sometime in the past a sink was removed in the Ladies Room. This makes us currently not in compliance with Code regulations and will need to be rectified before Baby Pool is completed. Drains and pipes are still there.

#### **Call to Order**

The Chair, noting the presence of a quorum, called the meeting to order at 7:50pm.

#### **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 February 23, 2009. Minutes were approved.

#### **Officers' Reports**

President's Report

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

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

**Field Day:** Requested dumpster for 5/1 or 5/4



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**Playground Mulch:** 14 yards of playground acceptable tumble spread mulch is about \$500. It is approximately an additional \$500 +/- to have it spread.

**Downed Tree by Golf Course:** Tree is dead, but not down. In the common area. Getting estimates- cost to drop the tree vs complete removal ( lot more \$).

**Rocks at Pavilion:** Cheryl-Anne will take care of. \$85 delivery charge and approx \$1,000 for 3 rocks.

### Committee Reports:

- **Big Pool :** Bottom gelcoat and striping is complete.
  - CPM will refill pool with water today or tomorrow.
  - Chairs: Are coming back with repairs completed.
  - Fencing: Contract received. Town and Country agreed to our budget of \$12,500.
  -
- **Baby Pool:** Contractor is meeting with Mecklenburg County to get permits.
  - 12 X 24 gradual entry, bench at deep end. Entry at 12 in end, 2 feet at deepest point.
  - Main feature will be a rain curtain
  - Bubblers at entry
  
- **ACC Committee:** Procedures need to be followed.

### Unfinished Business

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

**Tennis Court Windscreens:** Todd to get Craig sizes and grade needed.

**Spring Field Day:** May 9<sup>th</sup>. Continue to send ideas of projects to be done to Mike Neddo.

**Kiser Residence:** Completely down. All debris has been removed.

### New Business

The chair was not advised of any new business to be brought before the Board.

### 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 9:18pm.

### 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 9:30pm.

Respectfully Submitted,



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

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/s/

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Lauri Mead

Secretary

Thornhill Community Association, Inc.

Date Approved: