



**THORNHILL COMMUNITY ASSOCIATION, INC.sm
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
4-27-09**

Thornhill Pavilion

A regular meeting of the Board of Directors of the Thornhill Community Association, Inc. was held on April 27, 2009 at the Pavilion.

Board Members Present:

PV Archer, President

Elizabeth Johnson, Vice President

Darren Morrow, Treasurer

Lauri Mead, Secretary

Todd Atwood, Director

Mike Neddo, Director

Cheryl-Anne Herman, Director

Brawley Managemt:

Craig Brown

Others Present:

Ed Ferris

Dave Shay

Jennifer Thome

Call to Order

The Chair, noting the presence of a quorum, called the meeting to order at 7:10pm.

Member Forum

The Chair invited Members present who so wished to address the Directors. Jennifer Thome, representing TWA addressed the Board. TWA has ideas to beautify pool and pavilion. They have funds and would like to install 2-3 concrete planters around the pool deck and fill with flowers. Also want to hang bunting for the holidays and purchase a few new umbrellas for the pool deck.

Adult Pool party will be moved to May 30th this year instead of the traditional late August date.

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 March 23, 2009. Minutes were approved.

Officers' Reports

President's Report – Brinkman has not planted Privet hedges along Rosebriar/Elm Lane. Islands are not being nicely maintained. Craig to follow up with Brinkman.

Treasurer's Report – Reserve and Operating expenses have been reviewed and we are on track.

Property Manager's Report



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

Playground Mulch: Will be ordered and delivered for Field Day.

Downed Tree by Golf Course: New estimate is ½ cost of original one to remove dead tree. Work will be done as soon as proof of insurance is submitted.

Beavers: Seem to have moved on. Dave Shay confirmed that they have not been seen lately. There is one tree that is ¾ way chewed through that will need to be removed at some point.

Committee Reports:

- **Pool**
 - CMUD has an issue with the backflow preventer. They will not inspect the steel on the Baby Pool until this is resolved. Because of this, JL Thompson can not proceed to pour the baby pool.
 - 2 additional backflow preventers (one for pool and one for pump room) need to be installed. Prior to that, surveys may be required to check required setbacks so that we are in compliance with current zoning regulations.
- **Baby Pool:**
 - 12 X 24 gradual entry, nonskid surface
 - Rain curtain towards deep end
 - 2 Bubblers at entry
 - Jet added at no cost by contractor
 - Stone or tile edging. Same cost. Stone would tie in nicely with Pavilion.
- **Fence** – Installation scheduled for May 7,8 – 1 day project.
- **Depth Markers** – CPM \$275 to repaint around big pool. JL Thompson will charge \$800 to install nonskid tiles just like the baby pool, embedded in the concrete.

Motion: To approve \$800 for JL Thompson to install depth and no diving nonskid tiles around the perimeter of the big pool at the required points, as specified by code.

 - **Brought by:** Lauri Mead
 - **Seconded :** Darren Morrow

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.

- **Pavilion Floor:** Elizabeth to get a quote on putting non permeable coating on the pavilion floor to address the slipping and leaking of membrane.
- **Rest Room Sink:** Removed in the past in the ladies room. Needs to be replaced in order to open up the pools and meet code. Mike and PV will do on Field Day. Go with a utility sink, it will be more functional and help with party cleanups.
- **ACC Committee:** There has been no response to the violation letters that were sent out.

Unfinished Business

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

- **Community Watch:** Going well. Terry is faster than 911, so call Todd or Ed if you notice a problem and they will contact Terry Roper.
- **Traffic Calming:** Been studying for over 2 yrs. CDOT performed study and recommended 5 humps, and retaining the stop signs. Price for 5 humps is \$10,000 for simple ones and \$15,000 for brick humps.

Motion: To move forward with the recommendations and plans of the Charlotte Department of Transportation to install 5 speed humps along Elmstone Drive at the Association's expense. In partnership with



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CDOT, the Association will follow CDOT's processes for homeowner notification and comment. Funding is authorized in an amount not to exceed \$15,000 and will be funded from the operating budget as follows:

- \$5,000 will be moved from Grounds Repairs and Maintenance (line item/account 655)
- \$2,500 will be committed from the "Other Project Expense" line item (no line item/account number)
- \$7,500 will be funded from the reduced reserve contribution
 - **Brought by:** Todd Atwood
 - **Seconded :** 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.

- **Tennis Court Windscreens:** \$300/screen. We need 3.
Motion: To authorize Craig to purchase 3 windscreens at a cost not to exceed \$1,200, out of a \$1500 budget
 - **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.

- **Spring Field Day:** 1 email was sent 6 weeks out, another being sent today. Posters at entrances, mailbox flyers to be delivered.
- **Pavilion Regulations:**
Motion: To have Elizabeth Johnson make changes to the Rules and Regulations as discussed and to have them posted on the website as approved for the 2009 Pool Season
 - **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.

New Business

- Display of banners past the end of the Swim Team season. Elizabeth to talk to the Team and find out what they promise sponsors.
- Pond Access Road Signage: 2 posts with chain. Sign to say "No Trespassing. Authorized Vehicles Only". Violation letters – Craig will mail a draft to PV.
- Pool Hours – major changes. Beginning Saturday May 30th, open on Saturdays at 10am. June 11, once school closes, pool will be open daily 11-8pm. September open every weekend 12-6pm. Will be open Memorial Day. Elizabeth to get CPM to quantify costs for the season and contract.
- Tennis Court lock – ask Fence men to look at when they do fence install.

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 9:52pm.

EXECUTIVE SESSION

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



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At 10:07, as a result of discussions during Executive Session, the chair reconvened the meeting.

Motion: To hold a hearing prior to May 16th to revoke pool and facility privileges for all homeowners in arrears.

- **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.

There were no objections and the meeting was adjourned at 10:16 pm and Executive Session was reconvened.

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 10:19 pm.

Respectfully Submitted,

/s/ _____

Lauri Mead

Secretary

Thornhill Community Association, Inc.

Date Approved: