



**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**

6-22-09

Brawley Management

A regular meeting of the Board of Directors of the Thornhill Community Association, Inc. was held on June 22, 2009 at the Pavilion.

**Board Members Present:**

PV Archer, President

Elizabeth Johnson, Vice President

Mike Neddo, Director

Lauri Mead, Secretary

Todd Atwood, Director

Cheryl-Anne Herman, Director

**Board Members Absent:**

Darren Morrow, Treasurer

**Brawley Managemt:**

Craig Brown

**Others Present:**

Michael Stitt

Ed Ferris

Steve Smith

Mr. & Mrs. Roger Lewis

Betsey Schuster

**Member Forum**

The Chair invited Members present who so wished to address the Directors.

Steve Smith spoke in favor of speed humps.

Ed Ferris spoke in favor of speed humps.

Roger Lewis spoke against speed humps.

**Call to Order**

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

**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 April 27, 2009. Minutes were approved.

**Officers' Reports**

**President's Report** – Speed hump information has been distributed.

**Treasurer's Report** – Not present, no report. The President reported that we are in a good cash position. Our receivables are down to the lowest level ever.

**Property Manager's Report**

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



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**Doggie Stations:** Brickman is now emptying.

**Pavilion Floor:** Called Kelly Concrete about puddle issue in front of fireplace.

**Ballantyne Commons Entrance:** Lights are out again. GFI is the problem. Needs to be replaced. Every time it rains or get moist, it trips. To be replaced.

### Committee Reports:

- **Pool**
    - CPM meeting yesterday (June 21<sup>st</sup>) with staff. Reviewed general expectations.Tags must be on you at all times. No snacking on pool deck (except when Pavilion is closed for private parties).
  - Carting company is not cleaning up after themselves. Ask Craig to ask them to sweep up road after they empty dumpster.
  - Light to be adjusted over pool and end of parking lot.
  - Discussed a motion sensor across pool area to highlight trespassers at night.
- **Baby Pool:**
  - Waiting on bolt covers on rain curtain
- **Fence – Done.**
- **ACC Committee:** Want to streamline the process. Requests should be sent to Brawley, not individual committee members. Committee members are Ray Eshert, Linda Stippo, Michael Stitt, and Michal Neddo as Board Liaison. Going to work on formalizing the process.

### Unfinished Business

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

- **Community Watch:** Lock gates.  
**Motion:** As a Board, to empower CMPD to act on behalf of the HOA to arrest any wrong doers and prosecute.
  - **Brought by:** Todd Atwood
  - **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.

- **AT & T:** replacing steps on Elmstone. Next step is line conditioning.
- **Spring Field Day:** 18 people participated, including Board members. \$110 was spent in supplies.
- **Kiser Residence:** Has begun construction.
- **Rock:** Where bollard is missing at Pavilion. Defer discussion to the fall.

### New Business

- **Baby Pool Rules:** Parental supervision required. Lifeguard has power to ask anyone who is acting inappropriately to leave the baby pool area. Policy to be reviewed again in one month.
- **Basketball Hoop in Pool:** Concerns over ability to control activity based on past issues. Board will not support this endeavor.
- **September Pool Weekends:** CPM allowing us to go week by week. See how our costs run over the summer. We can let them know in September if we want to extend our season.
- **Pavilion Rentals :** Try to streamline procedures. Renters should go directly to CPM to arrange the pool portion of any rental.
- **Swim Team banners**
- **Special Meeting of the Board of Directors :** Wednesday July 15<sup>th</sup>, 7-9pm. Topic will be a forum to discuss speed humps.



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**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 10:05pm.

**EXECUTIVE SESSION**

An Executive session was convened to discuss ACC violations, delinquent accounts and homeowner correspondence. There were no items to discuss.

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 10:05 pm.

Respectfully Submitted,

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