



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
7-27-09

Brawley Management

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

Board Members Present:

PV Archer, President

Elizabeth Johnson, Vice President

Mike Neddo, Director

Lauri Mead, Secretary

Darren Morrow, Treasurer

Todd Atwood, Director

Cheryl-Anne Herman, Director

Brawley Management:

Others Present:

Members from Community that did not sign in.

Member Forum

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

1 member spoke of the good job AT&T has been doing cleaning up behind themselves.

Call to Order

The Chair, noting the presence of a quorum, called the meeting to order at 7:04pm.

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 June 22, 2009. Minutes were approved.

The Chair asked if there were any objections to the approval of the minutes of the Special Meeting of the Board of Directors held on July 15, 2009. Minutes were approved.

Officers' Reports

President's Report – Based on the July 15th Special Meeting of the Board of Directors and the July 15th response date for all Elmstone Drive owners, it is evident that there is not sufficient support for speed humps. This has been communicated to CDOT.

What did come out of the Special Meeting was a conclusion to have a further look into traffic calming alternatives. Funds allocated for speed humps shall be placed back into the operating budget.

Treasurer's Report – Balance sheet as of July 27th was presented to give the most up to date financial picture. Funds earmarked for speed humps have been placed back into the operating budget.

PV explained that the Reserve Study serves as a guide for us. Judgment comes in to play. For example, the stairs from the Pavilion down to the pool deck were set to be replaced last year at a cost of \$37,000. They are in good shape and so they were not replaced. Baby pool was slated this year for a cost of \$20,000. The Reserve Study is not a required replacement schedule, but rather a tool to help plan for financial contingencies. As such, it drives our budget process.

Property Manager's Report

The Association's property manager was out of town. In his absence, Elizabeth Johnson provided an update as follows:

Landscaping outside of fence of Baby Pool: There is mud at the end of the PVC pipe. Quote from Brickman to remove dead tree and debris \$195

To grade the area and bring the PVC pipe out a little further \$363

2nd Quote – to remove dead tree and debris \$70

To correct drainage issue and take the PVC pipe all the way to the drainage rocks \$525

Motion: To approve \$558 expenditure for Brickman to take care of this, contingent on it being checked that this was not part of the contractors work for the Baby Pool.

- **Brought by:** 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.

Committee Reports:

- **ACC:** Nothing to report
- **Community Watch:** 9 arrests recently. Teen parties with drugs and alcohol. Terry Roper is behind these arrests. 8 non-residents were asked to leave the Park and Pavilion after hours recently. There have been 6 911 calls regarding spray painting on the rocks in the last 2 weeks. 6 street light outages have been reported by Terry and taken care of.
- **Pool Tags:** Ordered 750 tags this year and issued them to residents 10 years old and over. We were short tags. The Board has turned/continues to turn in our tags to cover the shortage and the Lifeguards are given names of residents current with their dues but in need of a tag. Minimum order for tags is \$325, so we don't want to place an additional order at this point.
- **Pool Guest Fees:** \$371 has been collected so far this year.

Unfinished Business

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

- **AT & T:** Supposed to be out of here last week. They have replaced steps at the main hub and did a good job, according to Todd.
- **Issue raised during speed hump debate:** Can the Board spend money on public property? Lawyers say YES if it is for the general good, i.e we could have funded speed humps from the general operating funds.

New Business

- **Chartering a Traffic Safety Committee:** Invited a good cross section of the neighborhood
Rosemary Bonawitz
Scott Black
Alfred Gallimore
Fred Fisher
Pat Morgan
Danny Paulson
And 2 pending members.

PV Archer will be the Chair – function strictly as a facilitator.

CDOT has agreed to work with us on this endeavor.

Thornhill Club and on down is the major issue.

Would like the committee to make a recommendation to the Board within 60-90 days.

Motion: To approve a Traffic Safety Committee as described in the attached Charter.

- **Brought 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.

The aforementioned Charter is included here as follows:

Thornhill Traffic Safety Committee Charter

SUMMATION

AT the recent meeting to share opinions on speed tables, many residents expressed concerns about traffic safety in the neighborhood, most specifically along the stretch of Elmstone from Thornhill Club Drive past the Pool/Pavilion to Elm. As a result, the TCA Board of Directors has chosen to charter a committee for the purpose of analyzing community safety and methods and ways of improving it overall, but most especially in areas identified as needing improvement..

COMMITTEE NAME

Thornhill Community Safety Committee

COMMITTEE CHAIR

PV Archer. The Chair will secure resources requested by members, schedule and facilitate meetings. The Chair will not be expected to participate in discussions except as requested by the committee members.

COMMITTEE MAKE UP

Committee will consist of eight persons selected from the neighborhood. It is expected that membership of the committee will contain individuals who have expressed differing points of view with respect to the use of speed tables along Elmstone. Assisting the Committee will be members of the Charlotte Department of Transportation.

COMMITTEE GOAL

The committee will provide the Board with solutions for implementation that the committee expects will achieve improvement in the area of traffic safety within Thornhill.

COMMITTEE TIMELINE

It is the Board's goal that the committee can provide its recommendations to the Board within 60-90 days. This is subject to mutually agreed adjustment by the Board after the committee's second meeting.

COMMITTEE RESPONSIBILITIES

- Analyze information available from recent traffic calming initiatives.
- Solicit and participate in community information gathering on committee topics.
- Report in on personal and gathered resident opinions on committee topics.
- Be willing and able to address the issue of traffic safety with an open mind and simultaneously share feelings and opinions regarding various methods of addressing traffic safety.
- Meet as a group to discuss issues the committee was setup to discuss. Time and place of meetings will be determined once committee is formed.

- **Smoking in the Pool Area:** Current rule # 24 in the by-laws states "If you smoke, please be considerate and dispose of materials".

Motion: To amend rule #24 of the the by-laws to read "There is no smoking allowed on the pool deck and during the hours that the pool is open there is no smoking allowed in the Pavilion."

- **Brought 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.

- **Eagle Scout Proposal :** Brian Babcock wants to look into erosion control on island in pond and upgrading work as well.

Motion: To accept proposal and agreement from the Boy Scout Club to proceed.

- **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.

- **Nominating Committee** : 1 Board member and members of the community. PV proposed Elizabeth Johnson act as the Board member on the Committee. No one was opposed.
- **Neighborhood Lighting**: PV will ask Chip Gallup (of CDOT) for some info on this. A homeowner mentioned that he had recently heard of quote of \$1,400 for a new street lamp.
- **Maintenance Alerts to Brawley by Neighbors** : Will ask Glenn to set up Quick Links on our website for the following:
 - Duke Power for lighting issues
 - Brawley for landscaping issues
 - CPM for pool issues
 - Board for Board topics/correspondence
 - Community Watch

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 9:15pm.

EXECUTIVE SESSSION

An Executive session was convened to discuss ACC violations, delinquent accounts and homeowner correspondence. Session began at 9:21pm

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 10:12 pm.

Respectfully Submitted,

/s/ _____
Lauri Mead

Secretary
Thornhill Community Association, Inc.
Date Approved:

Thornhill Community Association, Inc.