



THORNHILL COMMUNITY ASSOCIATION, INC.sm
c/o Brawley Management, LLC

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Board of Directors Regular Meeting

8-24-09

Brawley Management

A regular meeting of the Board of Directors of the Thornhill Community Association, Inc. was held on August 24, 2009 at the Pavilion.

Board Members Present:

PV Archer, President
Elizabeth Johnson, Vice President
Todd Atwood, Director
Lauri Mead, Secretary

Board Members Absent:

Darren Morrow, Treasurer
Cheryl-Anne Herman, Director

Brawley Management:

Craig Brown

Others Present:

Ed Ferris
Larry Starnes
Brian Babcock
Mr. Babcock
Brian Allio from Brickman

Member Forum

Later in the meeting

Call to Order

The Chair, noting the presence of a quorum, called the meeting to order at 7:07pm.

Unfinished Business:

Eagle Scout Project:

Brian Babcock wants to do his Eagle Scout project here at Thornhill. Tomorrow being the first day of classes @ CMS, this agenda item was brought to the beginning of the meeting, so that Brian could leave.

A French drain will be installed to correct the erosion issue on the island in our pond. Shrubs will also be installed to help. Repairs and maintenance will also be made to the bridge to make it handicap accessible. The project will require 125 man hours of labor. Brian will use volunteers to get the project accomplished – troop members, friends, any willing volunteers. Estimated cost of materials (which will be sold to him at cost) and food to feed volunteers is \$620. Tentative start dates are Oct 29th and 30th (school holiday). Brickman will haul off larger material

Motion: To allocate funds not to exceed \$750 for the Eagle Scout project (**a copy of proposal was to be inserted here. As of 10/18/09, after several requests, it still has not been provided to the Board**) to be completed here at Thornhill.

- **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.

Landscaping:

Motion: To appoint a committee, comprised of Ed Ferris, Larry Starnes, and potentially Cami Fratcher and Charla Fisher (they need to be asked to join) to address landscaping contract currently in place to ensure compliance and to make recommendations to the Board regarding updating current landscape plantings (monuments, overgrowth etc).

- **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. Brian was asked to have Brickman use the dog bags that we have on hand (delivered with the cans) instead of the big plastic bags that are being used and look sloppy in the garbage cans. Brian said he will have that corrected.

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 July 27, 2009. Minutes were approved.

Officers' Reports

President's Report – Accounting Review for 2005, 2006, & 2007 was distributed to Board members. It was a simple review, not an audit.

Treasurer's Report – Absent.

Property Manager's Report – Nothing to report

Committee Reports:

- **ACC:** No one present to report
- **Traffic Safety:** 2 meetings so far. On September 24th CDOT will return with sketched out ideas. Talk of curb extensions at Summit Tree and a round about at Thornhill Club and Elmstone.

Motion: To amend the Traffic Safety Charter so that after the September 24th committee meeting, the committee presents to the Board a timeline for submission of their recommendations regarding traffic calming.

- **Brought by:** PV Archer

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.

- **Pool Committee:** Beginning August 25th, pool will be open weekdays 4-7pm. After Labor Day, will be closed all weekdays. The weekend of September 12th and 13th is included in our contract. Proposal to keep pool open September 19th and 20th and 26th and 27th on 12-8 on Saturdays and 12-6 on Sundays. CPM has quoted us a cost of \$515 per weekend on this basis. We can cancel if the weather looks bad.

Motion: To extend the pool hours for the last 2 weekends in September, subject to Treasurer confirmation that funds are available for this endeavor, at a cost not to exceed \$1,030.

- **Brought by:** Lauri Mead

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.

Member Forum

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

A neighbor has an issue with a neighbor who does not maintain their yard. She and her husband have approached this neighbor, to no avail.

New Business

- **Landscaping outside the baby pool:** Elizabeth asked Craig to check contract to see if Thompson is responsible. If not, get Brickman on it.

Motion: To amend last month's motion, subject to checking the contract, to have the following work done:

- C & M – to remove tree \$70
- Brickman -Drainage and Piping - \$363
- **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.

- **Pool Cover :** Elizabeth is checking with Ed Ferris on the Reserve Study to see if funds are available, and if so, how much. Then she will ask CPM and JL Thompson for prices.
- **Tennis Courts :** Todd needs help to hang screens.
- **Annual Meeting :** Tuesday November 3rd, 7pm tentative date. Location TBD.
- **Nominating Committee :** An email was sent out and only 2 responses were received. Tamara Sullivan and Missy Norwine will be the committee members, along with Elizabeth Johnson. Committee will decide whether to do a candidate survey or forum.
- **Neighborhood Lighting:** Want to look at.
- **Brick Pavers at Elm Entrance:** Our cost to repair.
- **Pavilion Roof:** Craig has roofer coming out to look at and assess.
- **Sewage in Pond:** Unveiled Duck Weed. This eats up oxygen in water and kills fish. Options are to spray for weeds or empty pond.
- **Mike Neddo :** Has resigned from the Board for personal reasons.

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 9:46 pm.

EXECUTIVE SESSSION

An Executive session was convened to discuss ACC violations, delinquent accounts and homeowner correspondence. Session began at 9:47pm

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 10:11 pm.

Respectfully Submitted,

/s/ _____

Lauri Mead

Secretary
Thornhill Community Association, Inc.
Date Approved:

Thornhill Community Association, Inc.