



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

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Board of Directors Regular Meeting
10-26-09

Brawley Management

A regular meeting of the Board of Directors of the Thornhill Community Association, Inc. was held on October 26, 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

Candidate Forum

The following candidates for the Board of Directors spoke:

Lee Griffin
Fred Hale
Scott Black
Paul Schexnayder
Alfred Gallimore
Lauri Mead
James Prince

The following candidates were not available to make a statement:

Eddie Gluck
Larry Starnes

Steve Kiser
Barbara Crabtree

Call to Order

The Chair, noting the presence of a quorum, called the meeting to order at 7:22 pm.

Approval of Minutes

The minutes of the Regular Meeting of the Board of Directors held on September 28, 2009 were not available for approval.

Officers' Reports

President's Report – The treasurer has effectively resigned due to personal reasons. Our funding and cash on hand is solid. AT&T is ready to solicit business in the neighborhood. Website will have details. Using an appropriate code when signing up will generate a bonus of \$20-\$50 per household which will be credited to the Thornhill HOA's bank account.

Treasurer's Report – Absent.

Property Manager's Report – A lot of landscaping work is being done. All heads in the irrigation system are being checked. The berm by the pond is being cleaned up. Seeding, plantings etc etc are all being taken care of as this is the time of year to complete these type of projects. The pool dumpster has been removed, now that the season is over.

Committee Reports:

- **ACC:** Spreadsheet tracking the approval process is now in place.
- **Traffic Safety:** After a rough start, survey is now functioning properly. Committee will present their findings to Board at the November Board meeting.
- **Landscape:** Covered by Craig in Property Managers Report.

Unfinished Business:

- **Eagle Scout Proposal:** No contact from Brian Babcock.
- **Nominating Committee:** Candidate Forum at start of this meeting.
- **Annual Meeting:** 7pm, here at Pavilion on Wednesday November 4th.
 - Nominations from the Floor
 - Candidate statements, limited to 3 minutes
 - Voting
 - Brawley will count ballots, while PV gives his report.

New Business:

- **Neighborhood Lighting:** Issue new Board will need to address. Lights will be expensive; however it is an issue that needs attention. PV volunteered to work with the new Board on this, if they would like his help.
- **Paver Bricks at Elm Lane:** Need to get some prices on replacing.
- **Rental Properties:** Todd would like this to be a priority of the new Board. Changes to the CC&R's may be needed.

- **Board Terms:** PV suggests 2 yr Board terms ,on a staggered basis, going forward in order to maintain continuity and ease of transitioning Board members. Craig said if this is a by-law change(needs to be looked into) that would be easier to affect than a change to the CC&R's.

- **Contracts:**

- **Landscaping:** Up for renewal in Spring of 2010. For new Board to award.

- **Management Co.:** Evergreen on November 1st. There is a 60 day notice required to cancel. We have no reason to cancel, so it will renew on November 1, 2009.

- **Pool Management:**

- 2 proposals were received from CPM (2yr proposal) and USA Pools.

- USA Pools is new in the Carolinas and currently has 15 clients in North and South Carolina combined. While it has some features in its contract that are unique, it is more expensive than the CPM proposal.

- **Motion:** Brought by Todd Atwood to renew CPM's contract for a one year term (assuming that is acceptable to CPM) at the price quoted in the attached proposal.

- **Seconded:** 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.

- **Community Watch:**

- **Motion:** Brought by Todd Atwood to approve funds not to exceed \$300 for Terry Roper to increase off duty police patrols over the upcoming 4 day (for CMS purposes) weekend. School is out Thursday and Friday and Halloween is Saturday. This will be funded out of account 7720, contract wages.

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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:** Over \$400 was collected in guest fees at the pool this summer. As was done last year, Elizabeth would like to pay bonuses to the regular lifeguards .

- **Motion:** Brought by Elizabeth Johnson to approve funds not to exceed \$500 to pay bonuses to the regular full time lifeguards and assistant pool manager. This will be funded out of the guest fees collected (\$400) and \$100 from account 7720, contract wages.

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.

- **Rock at Parking Lot:**

- **Motion:** Brought by Todd Atwood to approve funds not to exceed \$300 for a rock to be placed inside the parking area, between the bollards and railroad ties.

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.

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 8:35 pm.

EXECUTIVE SESSSION

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

Brawley was given approval to move a delinquent homeowner account into the next stage of collections. Other than that, 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 9:38 pm.

Respectfully Submitted,

/s/ _____

Lauri Mead

Secretary

Thornhill Community Association, Inc.

Date Approved:

Thornhill Community Association, Inc.