



## THORNHILL COMMUNITY ASSOCIATION, INC.<sup>sm</sup>

c/o Brawley Management, LLC

10610 Independence Pointe Parkway • Suite B • Matthews, N. C. 28205 • 704-364-2139 • Fax  
704-364-5812

### Board of Directors Regular Meeting

11-23-09

A regular meeting of the Board of Directors of the Thornhill Community Association, Inc. was held on November 23, 2009 at Brawley Management .

#### **Board Members Present:**

Fred Hale, President  
Scott Black, Vice President  
Paul Schnexnayder, Director  
Lauri Mead, Secretary

Steve Kiser, Treasurer  
James Prince, Director  
Barbara Crabtree, Director

#### **Brawley Management:**

Craig Brown

#### **Others Present:**

Larry Starnes

#### **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 October 26, 2009, the minutes of the Annual Meeting, and the Minutes of the Organizational Meeting. All minutes were approved. It should be noted for the record, that the October 26, 2009 minutes were reviewed by the previous Board as well. The Annual Meeting Minutes were approved subject to the insertion of the Tellers Report.

#### **Officers' Reports**

**President's Report** – Thanks to Elizabeth Johnson, Tamara Sullivan, and Missy Norwine for their work on the Nominating Committee. The committee is now officially discharged.

It was suggested that we invite Officer Terry Roper to the December Board meeting to bring us up to speed on things that are going on in Thornhill.

**Treasurer's Report** – Deferred until later with Budget discussion.

#### **Committee Reports:**

- **ACC:** Nothing to report
- **Traffic Safety:** Next meeting December 7th
- **Landscape:** Given by Larry Starnes
  - 3 key areas to address
    - Contract
    - Beautification around monuments (11)



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- Pond/Damn areas
- Larry recommends buying wholesale-Growers Outlet in Pineville.
- Would like to add Seana Corbeil to the committee. She is in an interior decorator and interested in helping.
- Junipers will be placed on the road side of the damn.(purchase previously approved by Board).
- Brickman is still not doing things they way they should be. The job has been unacceptable (they trim but don't clean up etc, etc.) It is requiring way too much micro managing.
- Blanket contracts are really not working. Suggests separate contract for weed control.

### Officers' Reports

**Treasurer's Report:** Steve Kiser, PV Archer, Darren Morrow, Steve Smith, and Fred Hale met on 11/18 to prepare budget. The proposed budget does not yield a dues increase. The budget does fall \$2,000 short of the recommended contribution to Reserves for 2010, but the 2009 contribution is anticipated to be approximately \$10,000-\$15,000 ahead of the recommendation, so net net we should be ahead of our recommended contribution to the Reserve account by \$8,000-\$13,000 by the end of 2010.

**Motion:** To present the 2010 Budget to the membership for approval.

- **Brought by:** Fred Hale

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.

### Unfinished Business

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

- **Pool Management Contract:** Has been renewed for 1 year with CPM.
- **Management Contract:** Draft was received.
- **Landscape Contract:** Need to meet with the landscape committee and walk the property.
- **Paver Bricks at Elm Lane and Thornhill Club:** Craig to get quotes. CDOT will just pave over, will not fix and remount pavers.

**Motion:** To have Brawley get quotes to repair the current pavers and also quotes to change to a stamped concrete.

- **Brought by:** Barbara Crabtree

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.

- **Neighborhood Lighting:**

**Motion:** To table the discussion of neighborhood lighting for a later date.

- **Brought by:** Fred Hale

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 Project:** Fred will follow up. Inconsistencies appear to exist in the proposed plan. Board will not grant approval without a final plan. Nothing has been submitted after repeated requests.

### New Business

- **Pool Covers:**
  - CPM \$6,800-7,000 for big pool cover
  - JL Thompson recommended mesh. Will put in new anchors on big pool. This cover will suspend a person. The current cover is severely damaged. Baby pool will need new anchors. Their quote is \$4,500 for the big pool cover and \$1,500 for the baby pool cover.



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**Motion:** To approve the purchase of pool covers from JL Thompson Construction. A new baby pool cover for \$1,500 from the operating account, as a new item, and a replacement of the big pool cover for \$4,500 from the Reserve account.

- **Brought by:** Fred Hale

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.

- **Dead Trees:** There are 3 dead pines (approx 30-40 feet tall) on Elmstone, by the AT&T work. This is common property on the back of Rosebriar.
  - Brickmans quote was very high
  - Timber Hill \$425 to flush cut, no stump removal
  - Ron's Lawn and Tree \$600

**Motion:** To remove 3 dead pine trees on Elmstone Drive by Timber Hill for \$425

**Brought by:** Fred Hale

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.

- **TWA Holiday Decorations :** They are using their own funds to purchase garland and ribbons for the entrances at a cost of \$300. They would like us to fund tempered red and green glass lenses made to withstand the weather. On Elmstone they would put 4 lights under the crepe myrtles and on Ballantyne Commons entrance, 2 lights.

**Motion:** To approve the purchase of red and green lenses to light both entrances.

- **Brought by:** Fred Hale

The chair called for a discussion. After discussion had been heard, the Chair asked if there were any objections to the motion. The motion failed to be approved. The votes were as follows:

In favor: Steve Kiser, Paul Schnexnayder

Against: James Prince, Barbara Crabtree, Fred Hale, Scott Black

Abstain: Lauri Mead

- **Movement of Thornhill hosting company:**

**Motion:** To move the hosting of the Thornhill directory to the hosting company

**Brought by:** James Prince

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.

**Motion:** To discontinue printing of the Thornhill directory for a charge of \$2.

**Brought by:** Fred Hale

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.

- **Rescission of non-voting Board status:**

**Motion:** To rescind Mike Stitt's non-voting Board advisor status granted on October 27, 2008

**Brought by:** Fred Hale

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

**Motion:** To adjourn the meeting at 10:10pm



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**Brought by:** Paul Schnexnayder

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 10:10pm.

**EXECUTIVE SESSSION**

An Executive session was convened to discuss ACC violations, delinquent accounts and homeowner correspondence. 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 11:02 pm.

Respectfully Submitted,

/s/

Lauri Mead

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Secretary  
Thornhill Community Association, Inc.  
Date Approved: