



**THORNHILL COMMUNITY ASSOCIATION, INC.<sup>sm</sup>**  
**c/o Brawley Management, LLC**

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**Board of Directors Regular Meeting**  
12-28-09

A regular meeting of the Board of Directors of the Thornhill Community Association, Inc. was held on December 28, 2009 at Brawley Management .

**Board Members Present:**

Fred Hale, President  
Scott Black, Vice President  
Barbara Crabtree, Director  
Lauri Mead, Secretary  
Steve Kiser, Treasurer  
James Prince, Director

**Board Members Absent:**

Paul Schnexnayder, Director

**Brawley Management:**

Craig Brown

**Others Present:**

Danny Paulson  
Terry Roper  
Larry Starnes

**Call to Order**

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

**Officers' Reports**

**President's Report** – Officer Terry Roper, CMPD gave a brief overview of his THA patrols. Chief Monroe is pushing neighborhood patrols. All cars now have GPS which shows the officers patrols.

### **Committee Reports:**

**Traffic Safety:** Danny Paulson reported for PV Archer, Chair of the Traffic Safety Committee. A copy of the Committee's findings is attached at the end of these minutes. The recommendation is for a 3 way stop sign at Thornhill Club Drive and Elmstone Drive. At Summitt Tree and Elmstone, the recommendation is to trim trees and shrubs (may incur some costs). This will dramatically increase the sightlines at this point.

### **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 September 28, 2009 and November 23, 2009. All minutes were approved. It should be noted for the record that the September 28, 2009 minutes were reviewed by the previous Board as well.

### **Officers' Reports**

**Treasurer's Report** – New pool covers have been paid for.

#### **Property Managers Report –**

- 2 new pool covers are on and look great
- 3 dead trees have been removed at Elmstone and Thorncrest.
- Craig is researching additional trash cans for dog waste stations on Thornhill Club Drive.
- Fountain pump is not working correctly. There is power to the pump, but the pump itself is not working. Lights do work. Craig will contact Metrolina to come take a look at it.
- Vault on the ground at the Pavilion is settling and concrete is missing. This is property of CMUD.
- Time Warner Cable Meter also needs attention – asked them to clean it up.

### **Committee Reports:**

- **ACC:** No one at meeting to report. Barbara and James will look at the violation letter.
- **Landscape:** Given by Larry Starnes
  - Fred and Ed Ferris met on the Saturday before Christmas
  - Second half does not need as much work as the first area. The heads were adjusted in the first area.
  - Craig to check with Brickman to see if the irrigation system has already been winterized. If so, it will be too late to continue the work right now.
  - We only pay Brickman for work that has been completed.
  - Next year the irrigation system needs to be mapped. This info needs to be delivered to the Board and passed along to future Boards. This has been an ongoing issue at Thornhill, no one knows all the information on the system, heads and locations.
  - Irrigation system needs to be operational by spring for planting.
  - Difficult to get things accomplished.

### **Unfinished Business**

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

- **Management Contract:** Continuing to review indemnity clause. Used outside attorney as Horak Talley is Brawley's attorney as well.
- **Landscape Contract:** Up for renewal 2/28/10

- **Paver Bricks at Elm Lane and Thornhill Club:** Scott to get cost to Craig.
- **Eagle Scout Project:** Has been completed. Repaired French drain, drained under walkway into the pond, replaced damaged railroad ties, planted coarse grass and roses, built and cemented in two benches on the island. A transitional piece was also installed between the island and bridge.
- **Neighborhood Lighting:** Continue to table

### New Business

- **Transfer of funds from Operating Account:**

**Motion:** To transfer the necessary funds from the Operating account to the Reserve account as recommended by the accountant, or in his absence, as determined by the President and Treasurer based on historical information.

- **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.

- **ACC Enforcement:** Barbara Crabtree and James Prince will look at revising the violation letter.

- Need one more.

- **Tennis Screens Storage:** Currently in Todd Atwood's garage.

- **TWA Storage Area:** Tabled. Look into options for them. Depends on what CPM's requirements are for pool chemical storage.

- We will move the holiday decorations and tennis screens into the area by the interior lifeguard station.

- **1<sup>st</sup> Quarter Dues:** Steve will send an eblast reminding everyone that dues are payable January 1<sup>st</sup>, with late fees accruing after January 10<sup>th</sup>.

- **Year End Bonus:**

- **Motion:** To award a year end bonus of \$250 payable to Officer Terry Roper for his efforts on behalf of the community.

- **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.

### Adjournment

**Motion:** To adjourn the meeting at 9:56pm

- **Brought by:** James Prince

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 10:15 pm.

Respectfully Submitted,

/s/ \_\_\_\_\_

Lauri Mead

Secretary

Thornhill Community Association, Inc.

Date Approved:

Attachment : Traffic Safety Committee Report

Presentation to HOA Board at 12/27/09 meeting

- Last Activity of the Traffic Safety Committee
- Membership: Gina Shay, Danny Paulson, Betsy Shuster, Alfred Gallimore, Fred Fisher, Scott Black, Rosemary Bonawitz, Pat Morgan-Glenn, and PV Archer, Chair
- Focus moved to Summit Tree & Elmstone and Elmstone and Thornhill Club Dr
- Considered Proposals from many sources covering key areas of the neighborhood,, including:
  - Island diverters at Elmstone and Thornhill Club Dr;
  - Curb extensions at Elmstone and Summit Tree;
  - Stop Sign at Summit tree & Elmstone;
  - Stickers on Trash Cans;
  - Sidewalk from Summit Tree to Stonepath on north side of Elmstone (not supported by CDOT)
  - Stoplight at Elm and Elmstone
  - Center Stripes on Elmstone;
  - Speed Radar Signs; among others
  - Stoplight at Elmstone and Elm (not permissible under CDOT rules)
- Received possibilities from Charlotte Dept of Transportation
- Received input from CDOT regarding what was and was not permissible under City policy or what could receive funding and/or support from City

- Polled neighborhood regarding their support for proposals that could be implemented
- These recommendations by the Committee result of that poll;
  1. Trim trees and shrubs on Northeast corner of Summit Tree and Elmstone
    - Appears this can be limited to Common Area without infringing on private lands.
    - May require follow up down the road with low profile landscaping for cosmetic reasons;
  2. 3 Way Stop at Thornhill Club Dr and Elmstone. Installation by the City can be accomplished in two different ways:
    - An affirmative petition signed and returned within 90 days indicating that at least 60% of property owners along Thornhill Club Dr and Elmstone within a 600 ft radius of the intersection approve; or,
    - The HOA can do a mailing to the same impact area (600ft around the intersection) announcing their intention to approve, by board vote, the installation. After a 30 day discussion period, a letter indicating board approval is sent to CDOT.
    - According to CDOT policy, signatures are required of 6600-6705 Elmstone and 10903-+11017 Thornhill Club Dr – approximately 22 homes.
  3. May wish to consider seeking neighborhood opinion before implementation of these recommendations if Board feels that Committee's number of voluntary responses to its survey (79) was insufficient to gauge the tenor of the Community.