



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

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Board of Directors Regular Meeting
1-25-10

A regular meeting of the Board of Directors of the Thornhill Community Association, Inc. was held on January 25, 2010 at Brawley Management .

Board Members Present:

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

Board Members Absent:

James Prince, Director

Brawley Management:

Craig Brown

Others Present:

None

Call to Order

The Chair, noting the presence of a quorum, called the meeting to order at 7:05pm.

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 December 28, 2009. The minutes were approved.

Officers' Reports

President's Report – Graffiti at Big Rock Park was discussed. Pictures have been sent to South Region Advisory Council of the Parks Department. Nothing is currently on their agenda regarding the Park.

Treasurer's Report – Finished the year with \$66,204.47 in the operating account.

- Net income for the year was \$(11,053.81) and we used approximately \$75,000 in Reserves.
- Biggest expenditure in 2009 was the pool and the work related to that.
- Income was \$239,106.84 with a budget of \$233,280.
- At the end of the year, \$12,000 was transferred to the reserve account and \$4,500 was transferred out of the reserve account to pay for the main pool cover.
- Checks will be ready for signatures at Brawley on Fridays.
- Steve will contact Accountant for a price to review 2008 and 2009 financials.

Property Managers Report –

- Dog waste bin update – 10 and 20 gallon bins are available. The 20 gallon bins do not come with lids.
 - 10 gallons - \$145 + \$49 lid
 - 22 gallons - \$176
- Fountain Update – Hills Electric came out and replaced timer. Motor for fountain is still not working. Contractor is not responding. Craig to call Metrolina and ask them to look at it.
- Time Warner Cable Meter /Steel Vault at the Pavilion- Craig has notified TWC and CMUD twice to come out and repair these items.
- Paver Brick repair quotes – Pavers are below drain and concrete curbing. Water stops before the pavers, at low spots on the streets. Craig is going to solicit more quotes for repairs. Initial quotes from DHI seem high at \$17-34,000.
- Rebecca will be new accountant at Brawley, Nicole is moving on.

Committee Reports:

- **ACC:** Nothing to report. Board will request a log of approvals to help us answer questions from neighbors.
- **Traffic Safety:** Nothing to report. They feel their task has been completed. Recent accident was discussed.
- **Landscape:** Nothing to report.

Unfinished Business

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

- **Management Contract:** Renewal has been completed.
- **ACC Enforcement:** Barbara presented two pro forma letters. All to review.
- **Landscape Contract:** Renewal date is 2/28/10. A meeting will be held to prepare an RFP prior to 2/1/10 with Board members that are available.
- **Neighborhood Lighting:** Cost would be born by TCA. Lights are approximately \$1,200 each. Question also of who is responsible for maintaining current lights. Topic to be further explored once traffic safety recommendations and landscape contract are completed and removed from the agenda.

New Business

- **Intersection of Elm Lane and Elmstone Drive:** Traffic light was discussed.
- **Traffic Safety Recommendations:** Steps to move forward were discussed. Double checking with committee that proper notification is done.
- **Committee plans:** Discussed committees vs liasons, volunteers etc., etc.

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 9:30pm.

EXECUTIVE SESSSION

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

Homeowner correspondence was discussed.

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 9:35 pm.

Respectfully Submitted,

/s/ _____

Lauri Mead

Secretary

Thornhill Community Association, Inc.

Date Approved: