



**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**

2-23-10

A regular meeting of the Board of Directors of the Thornhill Community Association, Inc. was held on February 23, 2010 at Brawley Management .

**Board Members Present:**

**Absent:**

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

**Board Members**

Barbara Crabtree, Director

Steve Kiser, Treasurer

**Brawley Management:**

Craig Brown

**Others Present:**

None

**Call to Order**

The Chair, noting the presence of a quorum, called the meeting to order at 7:16pm.

**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 January 25, 2010. The minutes were approved.

**Officers' Reports**

**President's Report** – A volunteer has come forward to fill the empty position on the ACC committee.

**Motion:** To approve Chrissy Wilson as the third member of the ACC committee, replacing Ray Eschert who has stepped down.

o **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.

- A State Farm Insurance Agent contacted Fred to quote the policy here at Thornhill. Craig will supply all the details (declaration page with coverage, renewal date etc). We will solicit a quote from a 3<sup>rd</sup> provider as well.

**Treasurer's Report** – Steve not available, Fred provided report.

The cost for our accountant to do a Review of 2008 & 2009 is \$1,500.00. A full audit for those years would cost \$3,000.00 total. Steve to touch base with accountant as to what is included/covered in a review vs audit.

**Property Managers Report –**

- Fountain Update – Fountain has been pulled. Trying to get it repaired under warranty. Motor is not working.



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- Time Warner Cable Meter /Steel Vault at the Pavilion- Still no response.
- Paver Brick repair quotes – Craig is meeting Seven Stars for an estimate on Monday. Trying to get Kelly Concrete out for a quote also.
- Landscape RFP – Of 4, only 1, Proscap, wanted to meet Craig on site. Quotes were as follows:
  - Brickman \$42.5 \*
  - Proscap \$44.7
  - Budd \$63.6
  - Metrolina \$78.0
- Brickman quote is less than the current contract price as the RFP asks for fewer edgings per year than Brickman has been doing this year. On the current contract we are paying approximately \$48,000. Craig to ask Budd to submit answers to questionnaire. Board members to review all RFP's and provide comments.

### Committee Reports:

- **ACC:** Nothing to report. Fred met on 2/4/10 with the committee. Two logs are being kept, violations and approvals.
- **Landscape:** Brickman doing dormant pruning this week and last week. Problem areas are being addressed by Brickman.

### New Business

- **Neighborhood Lighting:** Existing landscape lighting discussed. Craig to call OLP and ask them to replace bulbs that are out and ask for a quote on a new maintenance contract.
- **Ballantyne Housing Project :** CHA backed out. Republic is still looking into moving forward. Fred to phrase a statement on Thornhill's position.
- **Traffic Safety :** Fred will contact CDOT to make sure we proceed properly with implementation of recommendations.
- **Entrance Marques :** Need work, as well as ones at the Pavilion.
- **Committee plans:** Fred to distribute list.

### 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 9:00pm.

### EXECUTIVE SESSSION

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

Homeowner correspondence and delinquent accounts were 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 9:41 pm.

Respectfully Submitted,

Thornhill Community Association, Inc.

Page 2 of 3



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/s/

Lauri Mead

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Secretary

Thornhill Community Association, Inc.

Date Approved: