



THORNHILL COMMUNITY ASSOCIATION, INC.sm
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
3-22-10

A regular meeting of the Board of Directors of the Thornhill Community Association, Inc. was held on March 22, 2010 at Brawley Management .

Board Members Present: **Board Members Absent:**

Fred Hale, President
James Prince, Director
Scott Black, Vice President
Lauri Mead, Secretary
Paul Schnexnayder, Director
Steve Kiser, Treasurer
Barbara Crabtree, 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 7:10pm.

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 February 23, 2010. The minutes were approved.

Officers' Reports

President's Report –

Landscaping RFP - This past Saturday, March 20th, Ed Ferris, Fred Hale and Scott Black met two landscaping company representatives at the pavilion. Brian Allio was there at 1pm on behalf of Brickmann and Mike Bell at 2:30

on behalf of Proscap. Service, pricing, and suggestions for Thornhill, as well as the company's capabilities were discussed.

Motion: To enter into a contract with Proscap for landscaping services at a price not to exceed \$45,000 annually.

- **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.

Pool - Fred met with Denise Carlton and Steve McLaughlin from CPM on Sunday at the pavilion to discuss the pool opening schedule and procedures. De-winterizing begins this week. Bollards are being pulled this week, once that's done, Craig will request dumpster.

Treasurer's Report – \$85,526.13 Operating account balance

\$89,919.77 Reserve account balance

\$59,810 Income for January and February, Expenses for that period were \$15,643.83, giving a net income of \$43,504.58 for the period. Expenses are in line with the budget and past years. Accounts Receivable balance of \$14,432 – 50% of that balance is comprised of 4 homeowners accounts.

Property Managers Report –

- **Fountain Update** – Motor is being rebuilt. Motor has sucked trash up inside it and burned out parts. Only way to prevent this is if someone goes out in a boat every quarter and cleans it out. Rewinding the motor estimated cost is \$600.
- **Paver Brick repair quotes** – Seven Stars was unavailable to make appointment for an estimate last month. Still trying to get estimates.
- **Landscape RFP** – Craig will ask Proscap for contact for us to sign.
- **Insurance Status** – Craig has declaration page for us. Will send to Board.

Committee Reports:

- **ACC:** Planning a drive thru. No new violations or approvals this month.

Unfinished Business

- **Neighborhood Lighting:** Nothing to report
- **Traffic Safety Recommendations:** Fred to confirm with CDOT that there have been no changes to the notification procedures.

New Business

- **Committee plans:**
 - Landscape -No longer need to have official committee. Can use volunteers for monument updates.
 - Communications – Stands as is
 - Education – Checking with Rosemary DiGiovanni
 - ACC – Stands as is
 - Traffic Safety – Disbanded. Work completed

Motion: Resolution to dissolve the landscaping committee. The Board thanks the committee for their participation in 2009 and input regarding the landscaping RFP.

- **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.

- **Facilities Manager Needed-** To manage bookings at the Pavilion. Fred will get summarized list of necessary duties. Eblast to be sent out noting these committees and asking for volunteers.
- **TWA** – No official leadership this year. Michelle Ludwiczak is willing to continue as Treasurer. Not collecting dues for the year at this point.

Motion: To approve funds not to exceed \$250 for TWA to do fill planters at this pool this year with fresh flowers.

- **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.

- **Reporter** – Email request for articles sent out.

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 10:18 pm.

EXECUTIVE SESSSION

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

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 11:00 pm.

Respectfully Submitted,

/s/ _____ Lauri Mead

Secretary

Thornhill Community Association, Inc.

Date Approved:

Thornhill Community Association, Inc.

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