



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

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**Board of Directors Regular Meeting**  
4-26-10

A regular meeting of the Board of Directors of the Thornhill Community Association, Inc. was held on April 26, 2010 at the Thornhill Pavilion.

**Board Members Present:**

Fred Hale, President

James Prince, Director

Scott Black, Vice President

Lauri Mead, Secretary

Steve Kiser, Treasure

Barbara Crabtree, Director

**Board Members Absent:**

Paul Schnexnayder, Director

**Brawley Management:**

Craig Brown

**Others Present:**

Mike Stitt

**Call to Order**

The Chair, noting the presence of a quorum, called the meeting to order at 7:12pm.

**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 March 22, 2010. The minutes were approved.

**Officers' Reports**

**President's Report –**

- Proscpe contract sent to Mike Bell. Signed and on file at Brawley.
- Eblast requesting a facility manager to be sent out.

- Educational committee, as an unsanctioned committee, will continue to garner the support of the Board.
- Time Warner box near the Pavilion is still missing its cover. Continued calls to TWC have not been answered. Brawley will send a letter to TWC.

**Treasurer's Report** – \$98,967.95 Operating account balance  
 \$89,924.19 Reserve account balance

Fountain pump repair \$900.00

Steve met with Jack Goldstein, our CPA. An extension was filed for our tax return.

Review for 2008-2009 would cost \$1,500.00 and full audit would be \$3,000.00

**Motion:** To move \$10,197.00 to the Reserve account (1/4 of annual budget of \$47,088) for the first quarter.

- **Brought by:** Steve Kiser

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.

**Property Managers Report –**

- **Landscaping:** Proscap has started as our new landscaper. Needles & edging are being done this week.
- **Pool Startup:** Cover on main pool is off. Fred mentioned that filter in pump room may be leaking. Pool tags are in – 1,000. Plan to mail to all homeowners who are current on their dues.
  - Letter from Brawley regarding past due accounts - a hearing will be held at the Pavilion on Thursday May 13<sup>th</sup> from 7-8pm regarding possible revocation of pool privileges due to nonpayment of HOA dues.
  - Eblast on new pool tag procedures.
- **Paver brick repair quotes :**
  - Options are stamped concrete or reset pavers we have with a concrete edging to hold in place. One problem with stamped concrete is that it cannot be driven on for 5 days, which would mean shutting down an entrance twice. Not an easy fix.

**Committee Reports:**

- **ACC:** Mike Stitt gave a committee report. 4 approvals were granted in April, 1 violation was cured on February 14<sup>th</sup>. A mini-drive thru was done before the meeting. A general drive thru will be scheduled.
- **Communication:** Mike Stitt said that for the Reporter he needs the Board's help with articles and recruiting volunteers. July issue is due to come out right after the 4<sup>th</sup> of July. He will provide target dates.

**Unfinished Business**

- **Neighborhood Street Lighting:** Info from PV Archer circulated to Board members. Very expensive and large project. After discussion, chose not to pursue at this time.

- **Traffic Safety Recommendations:** Fred contacted Chip and Joanne from CDOT for confirmation that notification procedure has not changed. Corner of Summitt Tree has been pruned. Want to keep it in check.

### **New Business**

- **Posting of Draft Minutes:** Will start with posting of proposed agenda one week in advance on website and via eblast.
  - **Motion:** To publish agenda 7 days in advance of Board meetings.
    - **Brought by:** Scott Black

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.

- **Community Watch Committee:** Chief Monroe supports this.
- **Spring Beautification Day:** Think of potential projects.
- **Pool Opening Party:** Fred to contact Swim team about interest in helping out with this.

### **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 9:19 pm.

### **EXECUTIVE SESSSION**

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

Delinquent accounts and homeowner correspondence were discussed.

James Prince tendered his resignation.

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 10:19 pm.

Respectfully Submitted,

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

Lauri Mead

Secretary

Thornhill Community Association, Inc.

Date Approved:

**Thornhill Community Association, Inc.**

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