



THORNHILL COMMUNITY ASSOCIATION, INC
c/o Superior Association Management, LLC

P.O. Box 2427 • Huntersville, NC 28070 • 704 875-7299 • Fax 704 875-7177

Board of Directors Regular Meeting
5-24-10

A regular meeting of the Board of Directors of the Thornhill Community Association, Inc. was held on May 24, 2010 at the Thornhill Pavilion.

Board Members Present:

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

Board Members Absent:

Superior Management:

Andrea Reichard

Others Present:

Mike Stitt
Jake Jacobsen
Barry Hall
Melanie Prentzas

Call to Order

The Chair, noting the presence of a quorum, called the meeting to order at 7:09pm.

Member Forum:

- Mr. Jacobsen of 11006 Stonepath Lane wanted to make Board aware that a heron is walking across the water from the forebay to the island. He questions whether the pond needs to be dredged or the possibility of a fountain at that area to circulate water. Asks if there is a product we can use to clarify the water.
- Melanie Prentzas of 6801 Elmstone Drive proposes Thornhill Network Association.
- Barry Hall of 6319 High Creek Court. Wants to make Board aware that the problem of pulling out of Summitt Tree onto Elmstone still exists.

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 April 26, 2010. The minutes were approved.

Officers' Reports

President's Report:

- Positive feedback on posting of agenda
- Last 2-3 weeks have been busy handling pool issues:
 - Pump house storage area and Guard station cleaned up



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- Repaired and mounted ventilation fan
- Phone line is working, clock is fixed, new hose reel and connection hose was purchased.
- TWC box is finally covered.
- Light fixtures need to be replaced in the bath house, men's room, pump storage room. Andrea will arrange for an electrician to take care of that.
- CPM is handling plumbing issues:
 - Men's urinal, bath house water faucet not working and pooling water on one toilet in ladies room.

Treasurer's Report –

- \$117,236.01 Operating account balance.
- \$89,928.47 Reserve account balance. This does not reflect the transfer authorized on 4/26/10. That will be reflected in the May report.
- Audit vs Review was discussed.

Motion: To engage Davies, Goldstein & Associates to perform an audit for 2008 and 2009 at a cost not to exceed \$3,500.00

- **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 – Given by Andrea Reichard of Superior Management

- **Brawley/Superior merger:** Craig involved in transition. A new property manager will be assigned as a designated Thornhill community property manager. Superior has a deeper support system with five office staff and five property managers.
- **Landscaping:** Things are on track.
- **Pool :** Opened this past weekend. Katie Merriam is the new manager. Sign in will be required with name, tag number and number of guests noted.

Committee Reports:

- **ACC:** Mike Stitt gave a committee report. A drive thru was done on May 16th. All in all, things look good. Approximately 72 violations were noted. 5% of homes need repairs and paint. 6 approvals have been given since the last meeting.
- **Communication:** Mike Stitt said that June 15th is the deadline for the next Reporter issue.
- **Community Watch :**

Motion: To nominate Todd Atwood as chair of the Community Watch Committee.

- **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.

Unfinished Business

- **Traffic Safety Recommendations:** Covered during discussion with Barry Hall in Member Forum.



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New Business

- **Director Vacancy:** At this time, the Board chooses not to fill the position vacated by James Prince, but reserves the right to consider filling the position at a later date.
- **Pool Opening Party:** Swim team is hosting a fundraiser barbeque on Memorial Day, Monday May 31st from 12:30-3:00 pm.
- **Entrance lighting repair:** Several low voltage lights at Elm Lane and Ballantyne Commons Parkway entrances are out. Andrea will have this looked at.
- **Pavilion Marquee repair:** Todd Atwood and Fred will paint and repair. The Entrance marquees have wood rot which needs to be repaired and painted
- **Tennis Gate:** Need better key
- **Minor Items:** Fred has a laundry list of minor repairs that need to be addressed. Will try to schedule a cleanup day.
- **Website:** Glenn Goodrich is open to starting a group to look into updating the design of our website. The website is still down due to an upgrade that wiped out the last two months worth of updates.
- **Solicitors in the neighborhood:** Andrea will look into for us. Whether a sign at the entrances would give us any recourse.

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 9:54 pm.

EXECUTIVE SESSION

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

Homeowner correspondence and the Swim Team insurance policy 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 10:13 pm.

Respectfully Submitted,

/s/ _____

Lauri Mead

Secretary

Thornhill Community Association, Inc.

Date Approved: