



**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**  
7-8-10

A regular meeting of the Board of Directors of the Thornhill Community Association, Inc. was held on July 8, 2010 at the Thornhill Pavilion.

**Board Members Present:**

Fred Hale, President

Scott Black, Vice President

Lauri Mead, Secretary

Steve Kiser, Treasurer

Barbara Crabtree, Director

**Board Members Absent:**

Paul Schnexnayder, Director

**Superior Management:**

Andrea Reichard

Monica Schroeder

**Others Present:**

Steve McLaughlin, CPM

Bobbie Weber

Alfred Gallimore

**Call to Order**

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

**Member Forum:**

- Bobbie Weber, of Rosebriar Lane spoke about the recent paving by the city on her street. One circle and several half circles/eyebrows were not paved as these are deeded to the homeowners. Cost for one large "lollipop circle" is \$1,400 for a patch and reseal job and \$6,000 to have completely resurfaced. This circle is owned by four homeowners. She would like the Board's assistance in getting the paving taken care of.

**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 May 24, 2010. The minutes were approved.

**Officers' Reports**

**President's Report:**

- Working with Superior on transition
  - ACC violations – 25 letters went out
  - General maintenance and operations – Scott Black to be point person with Superior
  - Communications



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

---

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

---

- Thanks to David Gomez and his group of volunteers for running the July 4<sup>th</sup> festivities and Barbara Crabtree for her guidance.

**Treasurer's Report –**

- \$95,687.08 Operating account balance.
- \$89,932.89 Reserve account balance. This does not reflect the transfer authorized on 4/26/10. That will be reflected in the June report.
- Audit is in progress. Should have some information by the end of July.
- Reporter generated \$1,168.75 in revenue from advertisements placed.
- Tax returns are done and ready to be signed and mailed.
- Monica to set up Duke Energy on auto pays
- Fred going to check and see if the City of Charlotte will allow us to do the same with our water bill.

**Motion:** To transfer \$10,197.00 (1/4 of budgeted amount) from the Operating to the Reserve account as of June 30, 2010

- **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 –**

- **Pool:** Tags worked well.
- **Landscaping:**
  - Irrigation: Coverage to be adjusted. A few places need more, some heads may need to be added. Timing in front of the Pool area on Elmstone is off by 12 hours, needs to be adjusted. Waiting for system mapping.
- **Pond:** Need to get a cost estimate on getting path to the pond cleaned up.
- **Bath house light repair:** Quote was \$150/light. We have four to take care of. Andrea to get some additional quotes.
- **Dues:** Are considered late after July 10<sup>th</sup>. Fees will be assessed. Andrea to bring delinquency lists to each Board meeting.

**CPM – Steve McLaughlin:** Tuesday dumpster pickups will be monitored.

- Going to have guards empty the CocaCola recycling bins into the large green rollout bin. Will also request a second recycling bin.
- Low spot in ladies room stall. Needs to be mopped to get water up after the floors are hosed down.
- Monica to get a price on water cooler.
- Broken table top has been repaired and returned.
- Floors need a more thorough cleaning than the pressure washing accomplished. Monica to find the original work order/invoice, call vendor and find out how they recommend it be cleaned.
- Pool is very busy this year.
- Breaker on main pool pump had to be replaced again, for the second time in six months.

**Committee Reports:**

- **ACC:** Violation letters went out. No other updates. Barbara will forward to Superior new violation letter.



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

---

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

---

- **Communication:** Nothing to report.
- **Community Watch:** Need to co-ordinate with Todd to make sure we meet guidelines.

**Unfinished Business:**

- **Entrance lighting repair:** Ask ProScape to replace bulbs. Look into a maintenance contract going forward.
- **Entrance Marquee repair:** Get two or three quotes to have them refurbished. Monica to look into.
- **Playground Mulch:** Monica to get quote to replace with rubberized mulch.

**New Business**

- **Pavilion Fans:** Swim Team brought up the idea of new fans. Options to be explored.

**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 9:05 pm.

**EXECUTIVE SESSSION**

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

Delinquent homeowner 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 10:00 pm.

Respectfully Submitted,

/s/ \_\_\_\_\_  
Lauri Mead  
Secretary  
Thornhill Community Association, Inc.

Date Approved: