



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

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

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**Board of Directors Regular Meeting**  
10-25-10

A regular meeting of the Board of Directors of the Thornhill Community Association, Inc. was held on October 25, 2010 at the Thornhill Pavilion.

**Board Members Present:**

Fred Hale, President  
Scott Black, Vice President  
Lauri Mead, Secretary  
Barbara Crabtree, Director

**Board Members Absent:**

Steve Kiser, Treasurer  
Paul Schnexnayder, Director

**Superior Management:**

John Holloway

**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 September 27, 2010. The minutes were approved.

**Member Forum:** No members of the community were present.

**Officers' Reports**

**President's Report:**

- The Audit has been completed. Copies have been provided to the Board and posted on the website.

**Motion:** To sanction an ad hoc committee to research management company options and to provide a recommendation to the Board of Directors, with Scott Black acting as chairperson.

- **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.

**Treasurer's Report** – Given by Fred on behalf of Steve.

- Audit has been completed, as mentioned in Presidents report.

**Old Business:**

- Entrance lights: Back up and working.
- Pavilion fans: Discussed. Funds are available
- Playground mulch – Proscap estimate is \$924.00 for tumble safe, installed. For rubber mulch, cost is \$4,600.00. Superior to get more quotes.
- Pavilion railroad ties: 5 timbers were installed to replace ones that had deteriorated.
- Fall flowers have been installed.
- Dumpster has been removed and pool phone has been disconnected. After Halloween events, bollards will be put in place and the bathrooms winterized.



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**New Business:**

- Retaining wall along pond: Superior to begin seeking quotes for 850 sq ft area. Reserve study originally recommended replacement in 2008. It was pushed off to 2013. Funds estimated were originally \$37,000.00 approximately \$40,000.00 now.
- Luminaries will be handled by volunteers.

**Annual Meeting:**

- Thursday November 4, 2010 at 7pm at the Pavilion.
- Proxies due to Secretary or Superior by 6:59pm on Wednesday November 3, 2010.
- John and Geraldine of Superior will be at the meeting.

**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 8:22 pm.

**EXECUTIVE SESSSION**

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

Delinquent homeowner accounts and the 2011 Budget 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 9:03 pm.

Respectfully Submitted,

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

Date Approved: November 22, 2010