



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
October 24, 2011

A regular meeting of the Board of Directors of the Thornhill Community Association, Inc. was held on October 24, 2011 at the Ballantyne One Building, Ballantyne Corporate Park.

Board Members present:

Fred Hale, President
Scott Black, Vice President
Alfred Gallimore, Treasurer
Barbara Crabtree, Director

Board Members absent:

Erik Hancock, Secretary
Jeff Wilson, Asst. Treasurer
Todd Atwood, Director

Superior Management:

Geraldine Hunter

Members present:

None

Call to Order

The Chair, noting the presence of a quorum, called the meeting to order at 7:35 pm.

Officer's Reports

President's Report

- Reviewed management contract terms as provided by Superior.
- No rentals since September 26, 2011 meeting.

Treasurer's Report

- September 2011 financials: We began the month with \$124,378.68 in the Operation Accounts, had deposits of \$24,800.00, cut checks in the amount of \$7,791.18, and ended September with \$141,399.39 in the Operations Accounts. In reserves we began the month with \$113,653.88 and ended with \$113,670.04. In account receivables we began the month with \$24,736.98 and ended the month with \$27,488.81. We recognized \$28.05 in interest.

Committee Updates

- Architectural: Since September 26, 2011 meeting, the ACC has approved 3 projects: 2 roofs and 1 deck screened porch (contingent on 11/7 completion).
- Community Watch: Nothing specific to report.



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- Communications: Nothing specific to report.

Old Business

Annual Meeting:

- Reviewed documents to be prepared and mailed for Annual Meeting on 11/10/2011.

Playground:

- Playground regulations sign to be installed Saturday, 10/29/2011.

New Business

2012 Budget

- Reviewed draft budget provided by Superior.

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 any ACC violations, delinquent accounts, and homeowner correspondence.

There were no objections and the meeting was adjourned at 8:55 pm.

Executive Session

Executive Session was convened immediately following the adjournment. Delinquent homeowner accounts, homeowner fines, and ACC violations 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 9:15 pm.

Respectfully submitted

Barbara Crabtree, Director
Thornhill Community Association, Inc.
Date Approved: November 28, 2011