



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
November 28, 2011

A Regular Meeting of the Board of Directors of the Thornhill Community Association, Inc. was held on November 28, 2011 at the Ballantyne One Building, Ballantyne Corporate Park.

Board Members Present:

Barbara Crabtree, President
Scott Black, Vice President
Alfred Gallimore, Treasurer
Fred Hale, Secretary
Derek Bulmer
Eddie Gluck
Stephen Smith

Board Members Absent:

None

Superior Management:

Geraldine Hunter

Members Present:

Steve & Diane Gassell, 11024 Jordan Rae

Call to Order

The Chair, noting the presence of a quorum, called the meeting to order at 7:28 pm.

Approval of Minutes

The Chair asked if there were any objections to the approval of the following minutes

- Regular Meeting of the Board of Directors held on July 25, 2011. The minutes, as amended, were approved.
- Regular Meeting of the Board of Directors held on September 26, 2011. The minutes, as amended, were approved.
- Regular Meeting of the Board of Directors held on October 24, 2011. The minutes, as written, were approved.
- Annual Meeting of the Membership held on November 10, 2011. The minutes, as amended, were approved.
- Organizational Meeting of the Board of Directors held on November 16, 2011. The minutes, as written, were approved.

Officer's Reports

President's Report

- Posted Board list at the pavilion per North Carolina statute.
- Updated Board member contact information on the web site.
- The leak at Rosebriar and Elm is being addressed by the city.

Treasurer's Report

- October 2011 financials: We began the month with \$141,399.39 in the Operation Accounts, had deposits of \$29,367.60, cut checks in the amount of \$15,146.52, had net bank credits of \$948.34 and



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ended October with \$123,134.87 in the Operations Accounts. In reserves we began the month with \$113,670.04 and had transfers from operations \$33,450.00 and ended with \$147,136.87. In account receivables we began the month with \$27,488.81 and ended the month with \$34,047.53. We recognized \$32.89 in interest.

Committee Updates

- Architectural: The Board will pursue getting copies of ACC logs each month.
- Community Watch: Nothing specific to report.
- Communications: Nothing specific to report.
- Nominating Committee

Motion: Move to dissolve the 2011 Nominating Committee (Jeff Wilson, Stephen Smith and JR Delvasto) and thank them for their service during the 2011 election.

Brought by: Fred Hale

The Chair called for 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 with unanimous consent.

Old Business

Budget 2012

The Board completed the final 2012 budget draft. The annual reserve contribution is slated to be \$46,310 which is slightly higher than the \$45,900 recommended in the 2008 Reserve Study. Fred Hale will prepare budget summary document and forward to Board along with a copy of last year's letter.

TWA

The Board discussed funding plans for annual events.

New Business

Year-end security patrol bonus

Motion: Move to approve a \$300 year-end bonus for Officer Roper.

Brought by: Barbara Crabtree

The Chair called for 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 with unanimous consent.

Privet hedge

Motion: Move to replace the damaged privets along Elm Lane at a cost not to exceed \$600.

Brought by: Alfred Gallimore

The Chair called for 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 with unanimous consent.

Big Rock Park

The board discussed forwarding the Mecklenburg County Big Rock Park survey to the community.

Adjournment



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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 9:36 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 10:25 pm.

Respectfully submitted

Fred Hale, Secretary
Thornhill Community Association, Inc.
Date Approved: December 12, 2011