



THORNHILL COMMUNITY ASSOCIATION, INC.sm
c/o Brawley Management, LLC

10015 Park Cedar Drive, Suite 100 • Charlotte, N. C. 28210 • 704-364-2139 • Fax 704-364-5812

Organization Meeting

Thursday, November 2, 2006
6929 Rock Dove Court

The Organization Meeting of the 2007 Board of Directors of the Thornhill Community Association, Inc. was held on Thursday, November 2, 2006 at the home of Linda Stipo, 6929 Rock Dove Court, Charlotte, North Carolina.

2006 Board Members Present:

Michael Stitt, President
Paul Stokey, Vice President
Stephen Smith, Secretary (arrived at 7:40 p.m.)
Elaine Babcock
Linda Stipo
Ed Ferris

2006 Board Members Absent:

Fred Hale, Treasurer

2007 Board Members Present:

P.V. Archer (arrived at 7:10 p.m.)
Elaine Babcock
Ed Ferris (left at 7:35 p.m.)
Stephen Smith
Linda Stipo
Michael Stitt
Paul Streiner

2007 Board Members Absent:

None

Brawley Management

None

Others Present:

None

Call to Order

The Chair called the meeting to order at 6:40 p.m.

Stephen Smith, Secretary, was delayed so the first order of business was to elect a Secretary Pro tem for the meeting. The Chair raised a motion to accomplish this:

Resolved that: **Elaine Babcock be appointed as Secretary Pro tem of the meeting.**

Hearing no objections, the motion was adopted by unanimous consent.
(The motion was adopted via unanimous consent)

Approval of Minutes

The Chair noted that the minutes of the last meeting of the 2006 Board term were ready to be approved. He called for a motion to approve the minutes.

Resolved that: **The minutes of the October 9, 2006 Regular Meeting be adopted as written.**

Hearing no objections, the motion was adopted by unanimous consent.
(The motion was adopted via unanimous consent)



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Officers' Reports

The following report was given:

- President's Report
 - Report on 2006 Annual Meeting and Election of 2007 Board of Directors
The Chair noted that 157 lots were represented at the 2006 Annual Meeting either in person or via proxy. The Teller's Report declaring the results of the 2007 Board election is filed as Attachment A.
 - Acknowledgement of Retiring Board
The Chair thanked the Directors from the 2006 term for their contributions.
 - Management Company Contract
The contract with Brawley Management Company rolls-over effective December 31, 2006. Discussion of this contract will be held during the scheduled Regular Meeting of the Board on November 20, 2006.
 - Insurance
The Association's insurance policy should roll-over effective November 15, 2006 and he will confirm this with Tom Turner of Edwards, Muse & Church which is the Association's insurance agency.
 - Next Regular Meeting
The Chair reminded Directors that the next Regular Meeting is scheduled for 6:30p.m.on Monday, November 20, 2006 at the Thornhill pavilion.
 - Acknowledgement of Retiring Board
The Chair thanked the Directors from the 2006 term for their contributions.

New Business

Announcing that the business of the 2006 term was concluded, the Chair discharged the 2006 Board. The first order of business of the 2007 Board was the election of Officers. The Chair took nominations.

Election of Officers

Office	Nominee	Nominated by	Votes	Result
President	Michael Stitt	Elaine Babcock	P.V.Archer, Elaine Babcock, Ed Ferris, Linda Stipo, Michael Stitt, Paul Streiner	Unanimous
Vice President	Ed Ferris	Michael Stitt	P.V.Archer, Elaine Babcock, Ed Ferris, Linda Stipo, Michael Stitt, Paul Streiner	Unanimous
Secretary	Linda Stipo	P.V. Archer	P.V.Archer, Elaine Babcock, Ed Ferris, Linda Stipo, Michael Stitt, Paul Streiner	Unanimous
Treasurer	Stephen Smith	Michael Stitt	P.V.Archer, Elaine Babcock, Ed Ferris, Linda Stipo, Michael Stitt, Paul Streiner	Unanimous



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Publication of the names and addresses of the 2007 Board Officers and Directors

The Chair noted that the Association is responsible for publishing the names and addresses of Board members of the Association within thirty (30) days of their election. This will be accomplished by posting the information on the Thornhill website at www.thornhillnc.net.

2007 Budget and Project Planning Process

The Chair noted the need for a working session in order to prepare an initial 2007 budget and project plan. If the proposed budget indicates a need for an increase in the annual assessment he noted this will be decided at the November Regular Board Meeting. The Board agreed on a tentative timetable for the budget planning process:

- November Special Board Meeting: A working session will be held to prepare the 2007 budget & project plan.
- November 20th Regular Board meeting: The Directors will review and adopt a 2007 budget.
- Prior to December 1st (in accordance with CCRs): The adopted 2007 budget will be mailed to homeowners.
- December 18th Regular Board meeting: A Member (homeowner) forum & ratification of the 2007 budget.

The Chair asked for the Board's views on when a Special Meeting of the Board should be scheduled in order to prepare a 2007 budget and set the annual assessment level. After polling the Directors for their schedules, the Chair asked the Secretary-elect to call a Special Meeting of the Board of Directors for this purpose to commence at 8:30 p.m. on Thursday, November 16, 2006 at a location to be determined. The Secretary-elect, Linda Stipo, announced she was calling the meeting as requested and that the Directors present had been given proper notice.

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 by unanimous consent at 8:20 p.m.

EXECUTIVE SESSSION

An Executive Session was convened to discuss ACC violations, delinquent accounts and homeowner correspondence and to approve the minutes of the ACC Violation Hearing held in October.

The Chair noted that the minutes of the ACC Violation Hearing were ready to be approved. He called for a motion to approve the minutes.

Resolved that: **The minutes of the ACC Violation Hearing held on October 23, 2006 be adopted as written.**

Hearing no objections, the motion was adopted by unanimous consent.

(The motion was adopted via unanimous consent)

In view of the lack of attendance by the Owner at the October 23rd ACC Hearing, several Directors expressed concern over whether the notices of violation or hearing had been received by the Owner. It was also noted that the Owner's Association dues were paid-up through the end of the year. Subsequent investigation revealed an administrative error, that prior to the Owner's overseas departure and subletting of the home, the Owner had notified the Association however



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the message had not been forwarded to the management company. Therefore concerns regarding ACC violations were not known by the Owner. Given this recent discovery, the Chair proposed an action to postpone implementation of the decision taken at the ACC Hearing until the Owner could be contacted and given a reasonable time to respond.

Resolved that: **The implementation of the decision taken at the ACC Violation Hearing held on Monday, October 23, 2006 be postponed until January 1, 2007.**

Hearing no objections, the motion was adopted by unanimous consent.
(The motion was adopted via unanimous consent)

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 8:20 p.m.

Respectfully submitted,

Elaine F. Babcock
Secretary Pro Tem
Thornhill Community Association, Inc.

Date approved: November 20, 2006



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ATTACHMENT A
President's Report
November 2, 2006

Tellers Report	
Number of votes cast	1,099
Necessary for election (486 lots*10%* 7 votes/lot)	343
P. V. Archer received	157
Elaine Babcock received	157
Ed Ferris received	157
Stephen P. Smith received	157
Linda Stipo received	157
Michael L. Stitt received	157
Paul Streiner received	157
<i>Illegal Votes</i>	
-None	0

(Notice is made this 26th day of October, 2006 in accordance with RONR [10th ed.], p. 404, l. 9-14, pursuant to Article VI, Section 2 of the Bylaws of Thornhill Community Association, Inc.)