



**THORNHILL COMMUNITY ASSOCIATION, INC.<sup>sm</sup>**  
**c/o Brawley Management, LLC**

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3325 Springbank Lane • Suite 150 • Charlotte, N. C. 28226 • 704-364-2139 • Fax 704-364-5812

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**Board of Directors Regular Meeting**

Brawley Management  
3325 Springbank Lane  
Suite 150  
Charlotte, NC 28226

A Regular Meeting of the Board of Directors of the Thornhill Community Association, Inc. was held on Monday, March 26, 2007.

**Board Members Present:**

Mike Stitt, President  
Ed Ferris, Vice President  
Elaine Babcock, Assistant Treasurer  
Linda Stipo, Secretary  
Darren Morrow  
Todd Atwood

**Board Members Absent:**

P V Archer

**Brawley Management Representatives Present**

Craig Brown

**Community Members Present:**

Ray Eschert

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**Call to Order**

The Chair called the meeting to order at 7:10 p.m.

**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 February 26, 2007. Hearing no objections, the minutes for the February 26, 2007 Meeting of the Board of Directors were approved.

**Officers' Reports**

- President's Report (attached)
- Treasurer's Report (attached)

**Property Manager's Report**

- Report on status of projects
  - Kiosk repair and insurance claim  
\$2700 check from the insurance claim for the kiosk has been received. The money will be applied to the budget to offset the expense of replacing the roof.



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- Pavilion Paving  
The bollards for the parking lot are in. The paving will start in April with a completion date of May 1, weather permitting.
- Pond Erosion Control and Dredging  
SD Vanderlip will start the project in late April or early May. It is predicted that the project will be completed within 1 week from the start date.
- Pavilion Fascia Board Replacement  
Craig to call Van Storie to accept the contract and start the work as approved at the 02/26/07 board meeting.
- Pool Management Contract Compliance  
There have been some issues with the pool management company fulfilling the contract. The furniture was not put away during the winter. It does not appear that the plumbing had been winterized. When the facet and water fountain were recently used, water was coming out of them. Craig will contact the management company, US Aquatics to discuss these points.

**Committee / Other Project Reports**

- Landscaping projects update  
The Elm Lane entrance landscape project has been started today.

**Unfinished Business**

- **Right of Way Issue on Elmstone**  
What additional information does the Board require to make its decision?  
Discussed pros and cons regarding granting Bell South/AT&T the right of way along Elmstone. Board members will continue to think about this and will discuss it again at a future meeting.
- **9 Acre Parcel**  
General discussion of how to proceed  
Since the county bought the restrictions to the parcel, we need to speak with the county and have them to sign something restricting its use. First it needs to be determined with the present restrictions or deeds are. The board needs to come up with a plan on how to protect the Thornhill homeowners. Further discussion on this topic will take place at future meetings.

**New Business**

- **Ratification of landscape bid for redesign/replanting of entry and pool monuments**

**Motion:** *To approve work order from Brickman to redesign and replant the entry monuments at Elm Lane and the Pavilion area. The project budget of \$7500 is to be taken from budget account 6550 Grounds Repairs and Maintenance.*



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**Brought by:** *Michael Stitt*

After discussion, the Chair asked if there were any objections to the motion. Hearing none, the Chair announced that the motion was passed by unanimous consent.

- **Treasurer Vacancy**  
Discuss and possibly fill the Treasurer vacancy created by Stephen Smith's resignation

**Motion:** *To approve Darren Morrow as treasurer to replace Stephen Smith.*

**Brought by:** *Michael Stitt.*

After discussion, the Chair asked if there were any objections to the motion. Hearing none, the Chair announced that the motion was passed by unanimous consent. Darren accepted the appointment as Treasurer.

**Adjournment**

There being no more business before the Board, the Chair asked if there were any objections to adjourning the Regular Meeting of the Board of Directors.

There were no objections and the meeting was adjourned by unanimous consent at 8:35 p.m.

**EXECUTIVE SESSION**

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

No motions were raised, voted or approved and no official actions 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 9:00 p.m.

Respectfully submitted,

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Linda Stipo  
Secretary  
Thornhill Community Association, Inc.  
Date approved: 30 April 2007