



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

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

Board of Directors Regular Meeting

7:00 Monday, August 27, 2007
Thornhill Pavilion
Charlotte, NC 28277

A Regular Meeting of the Board of Directors of the Thornhill Community Association, Inc. was held on Monday, August 27, 2007.

Board Members Present:

Mike Stitt, President
Ed Ferris, Vice President
Linda Stipo, Secretary
P V Archer
Todd Atwood
Elizabeth Johnson

Board Members Absent:

Darren Morrow, Treasurer

Brawley Management Representatives Present

Craig Brown

Community Members Present:

None

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 July 30, 2007. Hearing no objections, the minutes for the July 30, 2007 Meeting of the Board of Directors were approved.

Special Guests

- Brian Allio – from Brickman addressed the Board regarding concerns with the neighborhood landscape and to gather information regarding future landscape needs.
 - Brian explained that many plants that were planted in the Spring had died due to the cold spell we had over Easter. Brickman did replace the plants without charge to the Thornhill HOA.
 - Brian is on site weekly.
 - Brian's biggest concerns are:
 - The **irrigation system** which does not seem to be adequate in some areas.
 - The **pond** to ensure continual periodic maintenance to prevent overgrowing.



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- The **turf** is in poor shape. Weed control is done in the spring. Spot weed control is done throughout the season. Aerating and seeding is done in the fall.
- The board asked that Brickman prepare proposal/suggestions for turf improvement within the community. He was asked to take inter consideration anything he has learned over the years that would help make the turf stronger and more attractive.

Officers' Reports

- President's Report (see Attachment A)
- Treasurer's Report - Treasurer did not report

Property Manager's Report

- Report on status of projects
 - Tennis Fence repair – Craig and Mike have have repaired the fence.
 - Fountain repair – Craig received quotes to repair the fountain. Lights, installation and to run a new cord will cost \$2975.00. It will be \$225 to remove and reinstall the motor.

Committee / Other Project Reports

- Community Watch / Security Update – Todd Atwood
 - Susie Grace has resigned from Community Watch. The board will be looking for her replacement.
 - There continues to be many speeding incidents on Elmstone. The off-duty police officers are aware of this problem.
- Pool – Todd Atwood
 - RFP has been completed and sent out to vendors to bid. Will review bids at the next meeting, but no vote will take place until the new board is elected.
- ACC – Linda Stipo
 - There was nothing to present.
- Nominating – Michael Stitt
 - Information has been sent out to residents regarding running for the new board. Candidate questionnaires are due on September 12, 2007. Proxies have also been sent out to residents.

Unfinished Business

None

New Business

None



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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 9:00 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 9:20 p.m.

Respectfully submitted,

/s/ _____
Linda Stipo
Secretary
Thornhill Community Association, Inc.
Date approved: September 17, 2007



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ATTACHMENT A
President's Report
27AUG07

The Association President makes the following report on activities and issues since the last Regular Meeting:

County Development of Big Rock Park

In consultation with the Directors, a letter has been sent to the Membership regarding the status of the Board's discussions with both Park and Recreation and the Historic Landmark Commission. This letter may be found in Exhibit 1 to this report.

Communications

- All outstanding approved minutes have been published on thornhillnc.net

Nominating Committee

- The open call for candidates and the candidate questionnaire were included in the 27AUG07 mailing to homeowners

Annual Meeting

- Notice of the Annual Meeting and proposed agenda were included in the 27AUG07 mailing

Association Records / Board Succession

- The minute book has been brought up to date and all copies of meeting minutes through 20JUL07 (paper versions) have been filed. Electronic copies were previously available to Members on thornhillnc.net
- All other records held in possession of the President have been deposited in their respective files at Brawley Management, custodian of Thornhill records.
- The President is in the process of preparing an archive or "Board Book" to contain all electronic versions of Association records to include relevant written correspondence, contracts, reports and other documents held in his possession. These documents will be published to a CD to be distributed to the 2008 Board of Directors.
- A handover certificate will be prepared by the sitting President to the 2008 President (to be delivered at the 2008 Organization Meeting) which will include a report on status on any pending projects managed by the office of President and any other known matters involving risk to the Association. As a courtesy, the handover certificate will also contain an explanation of important dates for the completion of certain tasks or notices that will need to be executed by the new Board during its term pursuant to the Association's Covenants, Bylaws or NC General Statutes. The certificate will also provide a representation that all Association records have been duly transferred.

It is hoped by the sitting President that this will become a practice of succeeding Boards as it would help ensure orderly succession and the transfer of institutional knowledge and memory to new volunteers.



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Exhibit 1 to President's Report

August 27, 2007

Dear Thornhill Neighbor:

RE: Update on Mecklenburg County Development Planning for "Big Rock Park"

On behalf of the Board of Directors of your Association, I am writing to you to give you an update on the development status of the County-owned property known as "Big Rock Park" which is the 23 acre tract of natural open space directly north of the Thornhill Pavilion and bounded on the east by High Creek Court and to the west and northwest by several owners living on Whitfield Ridge, Hastings Mill, and Wolf Run.

The news is positive and I am pleased to report to you that Mecklenburg County, acting through its Department of Park and Recreation, has acknowledged that the current natural character of this land should be preserved and that any future development or improvements should be focused on passive recreation, conserving its archeological and cultural heritage and protecting its bio-diversity. In brief, current discussions with senior leaders of Park and Recreation, including its Director, have been centered on designating this land as a Nature Preserve.

The Board of Directors initiated a dialogue with Park and Recreation in April of this year when its leadership became aware that the park was being considered in the future capital investment budget planning of the County. We were alerted to this by Mr. Tim Morgan, a current member of the South Park District Advisory Council and a former Thornhill resident and past president of our Association. Tim was kind enough to alert us to this planning (with a proposed but undefined budget placeholder of \$600,000) and he arranged the first meeting with the County in April. Since that meeting, senior leaders of Park and Recreation have attended our public Board meetings in June and July at the Thornhill Pavilion to discuss how the park might be developed as well as to hear the HOA Board's opposition to significant changes to the current character of the land.

Following the delivery of a detailed letter and other email correspondence stating the Board's position on Big Rock Park, Mr. Jim Garges, Director of Park and Recreation, attended our July 30th meeting where further details on Nature Preserves were presented by Michael Kirschman, Division Director of the Stewardship Services Division. I think it's important to note here that Park and Recreation have demonstrated a keen interest in working with Thornhill in the development of this property. The Board of Directors has been gratified by their partnership approach, desire for a dialogue with Thornhill and interest in our input as a key stakeholder.



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Among the range of potential development projects that could take place in Big Rock Park, we believe creating a Nature Preserve is the best option and that this designation will have a number of benefits for our community in general and for our Members who are neighbors to the park. The chief benefits will be that the County would refrain from using the land to create a Neighborhood Park or other type of park that might duplicate some of our current amenities (e.g. playground, tennis courts, shelter houses, restroom facilities, etc), draw increased vehicle traffic into Thornhill along Elmstone Drive or bring more of the public into close proximity to the properties of neighbors who border the park land. And, the Nature Preserve designation might channel future development funds towards stabilizing erosion in the park's watershed, improve the habitats or protect the "Indian Rocks" from future vandalism. In brief, a Nature Preserve will conserve this land as open space for both residents of Thornhill and Mecklenburg County for future generations.

I am also pleased to advise that the Board of Directors has been in contemporaneous discussions with the Charlotte-Mecklenburg Historic Landmark Commission to designate the park land as an historic landmark in view of the rich Native American cultural heritage and geological importance of this area. These discussions have been favorable and the designation has been put on the Commission's agenda. An historic landmark designation would further limit the scope and character of any future development on the property or what future private owners could develop there in the event the County ever elects to sell the property.

I hope you will agree with me that the Directors have been leading the discussions on this important topic in the direction that you wish. At the end of this letter is a listing of important reference materials for those who want to follow, in more detail, how the Board has been addressing this issue. All of these materials are in the public domain and are accessible by Members by either by following the internet links provided to the Association website (*see the Members' Only Section – Meeting Minutes*) or via email request to the Association President at president@thornhillnc.net.

Your Board of Directors encourages you to take a few moments to review the reference materials indexed in this letter and we ask that you help guide us with your views. Of course, Members have been, and are always, welcome to attend the public meetings of the Board and share their thoughts at the Member Forum held at the beginning of each our meetings. As a reminder, the Board of Directors meets on the last Monday of each month at 7:00 p.m. at the Thornhill Pavilion. We will also be happy to sponsor a town-hall style informational meeting if such a meeting is desired by the Members.

If you're interested in attending the South Park District Advisory Council meetings, you can use the link shown in the Reference Materials section or call (704)336-3854 to obtain the schedule. You can also contact Park and Recreation directly in the event you wish to express your views as a Thornhill homeowner. Our principal point of contact is John McClelland of the South Park Division at who may be reached at John.McClelland@mecklenburgcountync.gov or by calling (704)643-5725.

This is an evolving issue that is not likely to be fully settled for at least another year to 18 months. Although the timeframe is long, your Board of Directors believes that the County is heading in the right direction by focusing on creating a Nature Preserve in this property. And, as mentioned above, the staff and leadership of Park and Recreation have demonstrated that the participation of Thornhill as a key stakeholder is



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crucial to its mission of serving the public interest. They are proving to be considerate, thoughtful and engaged partners.

Yours sincerely,

Michael L. Stitt

President

Thornhill Community Association, Inc.

president@thornhillnc.com



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DISTRIBUTION

- **All Thornhill Homeowners (via US Post)**
3rd Quarter Mailing via US Post
Email broadcast to follow
 - **Mr. James Garges (via email)**
Director
Mecklenburg County Department of Park
and Recreation
 - **Mr. Michael Kirschman (via email)**
Division Director
Stewardship Services Division
Mecklenburg County Department of Park
and Recreation
 - **Mr. Craig Brown (via email)**
Brawley Management LLC
 - **John McClelland (via email)**
South Park Division
Mecklenburg County Department of Park &
Recreation
 - **Larry Huelsman, Jr. (via email)**
Park Commissioner
South Park District
Mecklenburg County Department of Park &
Recreation
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REFERENCE MATERIALS

April Board Activity

President's Report and Visit Report for on 16APR07 Meeting with Park & Recreation
See: Minutes of 30APR07 Regular Meeting of the Board of Directors, Attachment A - President's Report:
<http://www.thornhillnc.net/support/doc/30APR07.pdf>

June Board Activity

Meeting with John McClelland of Park and Recreation
See: Minutes of 25JUN07, Regular Meeting of the Board of Directors, Special Guest Section:
<http://www.thornhillnc.net/support/doc/25JUN07.pdf>

July Board Activity

President's Report and Correspondence with Park and Recreation
See: Minutes of 30JUL07 Regular Meeting of the Board of Directors, Attachment A - President's Report:
<http://www.thornhillnc.net/support/doc/30JUL07.pdf>

Article of Big Rock Park in *Charlotte Observer* on 09AUG07

<http://www.charlotte.com/union/story/241994.html>

Background on Nature Preserves and Stewardship Services Division of Park and Recreation

<http://www.charmeck.org/Departments/Park+and+Rec/Inside+The+Department/Divisions/Stewardship+Services/Our+Mission.htm>

Schedule of South Park Division Advisory Council Meetings

<http://www.charmeck.org/Departments/Park+and+Rec/Inside+The+Department/Advisory+Councils.htm>