



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

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

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Special Meeting of the Membership  
Monday, December 18, 2006

A Special Meeting of the Membership of the Thornhill Community Association, Inc. was held at 6:30 p.m. on December 18, 2006 at the premises of Brawley Management at 10015 Park Cedar Drive, Charlotte, North Carolina. The purpose of the meeting was for Members to have an opportunity to reject the 2007 operating budget of the Association approved by the Board of Directors on November 20, 2006.

**Board Members Present:**

Michael Stitt, President  
Elaine Babcock, Assistant Treasurer

**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 6:45 p.m. As the Association Secretary was not in attendance, the Chair announced that in absence of objection from the assembly, he would serve as Secretary Pro Tempore for this meeting. No objections were voiced.

**Member Approval of 2007 Operating Budget**

The Chair asked if there were any objections by the Members to the approved 2007 operating budget as noticed to the Members in the November 27, 2006 mailing to the Members (see Attachment A).

Hearing no objections, the 2007 operating budget was approved.

**Adjournment**

There being no other business before the Members, the Chair asked if there were any objections to adjourning the meeting. Hearing no objections, the Chair adjourned the meeting at 6:47 p.m.

Respectfully submitted,

Michael L. Stitt  
President  
Thornhill Community Association, Inc.

Date approved: January 3, 2007



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**ATTACHMENT A**  
**Budget Cover letter, Budget and Notice of Meeting**

November 27, 2006

Dear fellow Thornhill homeowner,

On the reverse of this letter you will find a copy of the 2007 Operating Budget of Thornhill Community Association, Inc. which was approved by the Board of Directors on November 20, 2006. This Budget results in an annual dues assessment of \$440, payable in four quarterly installments of \$110. You will also find a dues invoice enclosed for the first quarter of 2007.

I would like to draw your attention to several aspects of this year's budget that may be of interest:

- Our fixed contract expenses and planned contributions to reserves per the 2004 Reserve Study make up 63% of this year's budget and are consistent with historical averages.
- 8% of the budget has been committed to several landscaping projects designed to enhance our entrances and bring more seasonal color throughout the neighborhood. Some of the planned projects include updating the design of the landscape elements at our entries and monuments, replanting our various flowerbeds and addressing the pond island and the grounds around the pavilion.
- \$8,000 (or 4% of revenues) is dedicated to routine maintenance of our buildings and recreational facilities. These funds will be used to primarily to replace exterior woodwork at the pavilion, make needed repairs to the enclosure and surface of the tennis courts, and to replace the windscreens and nets at the courts.
- \$7,000 (or 3% of revenues) has been committed to needed maintenance at the swimming pool. Included in the budget are the replacement of the vacuum pumps, repair of the deck fill spout, repair of handrails and detection of a suspected water leak in the wading pool. These maintenance items were recommended by US Aquatics, our pool management company.
- Based on the success of the pilot partnership with Charlotte-Mecklenburg Police established in the summer of 2005, \$3,000 (or 1.5% of revenues) have been earmarked for year-round security patrolling of the neighborhood. As before, the scheduling of uniformed police presence in the neighborhood will be done on a random basis in order to preserve its deterrent affect. Our purpose is to provide greater crime protection for our homes and common areas and to enforce speed limits and traffic safety. You can expect to hear more about this program at the beginning of the year.

The resultant increase in dues of approximately 6% maintains our dues at a level still well below most of our neighboring communities, but more importantly, it allows us to maintain and improve our neighborhood common areas so as to contribute positively to the values of all our homes.

The 2007 Board is committed to making the operating investments necessary to maintain and improve our grounds, facilities and amenities. I should also point out that there are a number of reserve projects under current consideration and planning. A principal area of focus will be addressing both pond erosion issues and the dredging the pond fore-bay. Other contemplated projects include repaving the pavilion parking lot area, and replacing light fixtures at the pool. Reserve projects are laid out in the Reserve Study conducted by the 2004 Board of Directors. This long range plan, which shows the timing of capital asset replacements and other planned improvements along with annual funding of reserves, may be found in the Documents and Studies section of the Thornhill website at [www.thornhillinc.net](http://www.thornhillinc.net).

With warmest regards for a happy, healthy and safe holiday season,

Michael L. Stitt  
President  
Thornhill Community Association, Inc.



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**2007 Operating Budget**

Approved by the Board of Directors on November 20, 2006

**REVENUES**

Annual Dues Assessments	\$ 213,840
<b>Total Revenue</b>	<b>\$ 213,840</b>

**OPERATING EXPENSES**

*Fixed Contracted Expenses*

Landscape Management	\$ 43,650
Swimming Pool Management	\$ 32,690
Property Management	\$ 16,800
<b>Total Fixed Contracted Expenses:</b>	<b>\$ 93,140</b>

*Variable Expenses*

Utilities	\$ 18,200
Swimming Pool Maintenance	\$ 7,000
Buildings, Facilities and Amenities Maintenance	\$ 8,000
Landscape Maintenance and Improvements	\$ 17,000
Insurance	\$ 5,500
Printing and Office Expenses	\$ 6,500
Legal and Other	\$ 5,700
<b>Total Variable Expenses:</b>	<b>\$ 67,900</b>

*Other Operating and Maintenance Expenses*

Social	\$ 1,000
Security Patrolling	\$ 3,000
Other Project Expenses	\$ 8,000
<b>Total Other Operating Expenses:</b>	<b>\$ 12,000</b>

<b>Total Operating Expenses:</b>	<b>\$ 173,040</b>
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<b>REVENUES LESS OPERATING EXPENSES</b>	<b>\$ 40,800</b>
<b>CONTRIBUTION TO RESERVES PER 2004 RESERVE STUDY</b>	<b>\$ (40,800)</b>
<b>NET INCOME / LOSS</b>	<b>\$ -</b>

Annual Assessment of the Members is hereby set at \$440, payable in quarterly installments of \$110 in advance



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**Notice of Meeting to Ratify 2007 Operating Budget**  
December 18, 2006  
6:30 p.m.

Although Thornhill was developed prior to the passage of the North Carolina Planned Community Act (Chapter 47F of the North Carolina General Statutes) and Thornhill Community Association, Inc. is not strictly subject to its provisions, Association legal counsel has recommended that the Board of Directors follows NCGS 47F-3-103(c) which provides:

**Within 30 days after adoption of any proposed budget for the planned community, the executive board shall provide to all the lot owners a summary of the budget and a notice of the meeting to consider ratification of the budget, including a statement that the budget may be ratified without a quorum. The executive board shall set a date for a meeting of the lot owners to consider ratification of the budget, such meeting to be held not less than 10 nor more than 60 days after mailing of the summary and notice. There shall be no requirement that a quorum be present at the meeting. The budget is ratified unless at that meeting a majority of all the lot owners in the association or any larger vote specified in the declaration rejects the budget. In the event the proposed budget is rejected, the periodic budget last ratified by the lot owners shall be continued until such time as the lot owners ratify a subsequent budget proposed by the executive board.**

In accordance with this advice of counsel and pursuant to Article 2, Section 3 of the Bylaws of Thornhill Community Association, Inc. and NCGS 47F-3-103(c), the President hereby makes notice that he has called a Special Meeting of the Membership to decide if the 2007 budget shall be adopted. The meeting will take place on December 18, 2006 at 6:30 p.m. at the premises of Brawley Management located at 10015 Park Cedar Drive, Suite 100, Charlotte, NC 28210.

A Regular Meeting of Directors will immediately follow the Special Meeting of the Members.

This notice is made this 27<sup>th</sup> day of November, 2006 by

Michael L. Stitt  
President  
Thornhill Community Association, Inc.