



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

Board of Directors Regular Meeting
Thursday, November 20, 2006

A Regular Meeting of the Board of Directors of the Thornhill Community Association, Inc. was held on Monday, November 20, 2006 at the offices of Brawley Management located at 10015 Park Cedar Drive, Charlotte, North Carolina.

Board Members Present:

Mike Stitt, President
Ed Ferris, Vice President (arrived at 7 pm)
Linda Stipo, Secretary
P V Archer
Elaine Babcock

Board Members Absent:

Stephen Smith, Treasurer
Paul Streiner

Brawley Management Representatives Present

Craig Brown

Community Members Present:

None

Call to Order

The Chair called the meeting to order at 6:45 p.m.

Approval of Minutes

- The Chair asked if there were any objections to the approval of the minutes of the Organizational Meeting of the Board of Directors held on November 2, 2006. Hearing no objections, the minutes for the November 2, 2006 Organizational Meeting of the Board of Directors were approved.
- The Chair then asked if there were any objections to the approval of the minutes of the November 16, 2006 Special Meeting of the Directors. Hearing no objections, the minutes were approved.

New Business

- **Discharge of Committees**

Motion: In view of the new term of Directors, the Board resolves to discharge all currently existing ad-hoc committees save the Community Watch and Education committees.

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. In discharging the current committees, the Board extends its sincere thanks and gratitude to the members and leaders.



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- **Constitution of the Architectural Control Committee**

Motion: Pursuant to Article 3, Section 1 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of Thornhill Community Association, Inc., the Board resolves to select Linda Stipo as Chairman of the Architectural Control Committee. The Chairman-elect is hereby directed to deliver recommendations of no fewer than 2 additional committee members no later than the next regular meeting of the Directors.

Brought by: Michael Stitt

The Chair asked Linda if she would agree to this role. She had no objection. 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.

- **Approval of 2007 Operating Budget and Assessment Level**

Motion: To adopt the 2007 Operating Budget as presented and set the annual assessment at \$440/year.

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.

The budget may be found in Attachment A.

- **Discussion of 2007 Project Planning Worksheet**

The board discussed the need to prioritize projects for the year.

- **Discussion of contents of December homeowner mailing**

The Chair presented the contents to be included in the annual mailing to the homeowners.

- **Assistant Treasurer**

At the request and suggestion of the Treasurer, the Chair brought a motion to appoint an Assistant Treasurer:

Motion: Motion that Elaine Babcock be appointed assistant treasurer.

Brought by: Michael Stitt

The Chair asked if there were any objections to the motions. Elaine agreed to serve as Assistant Treasurer. Hearing no objections, the Chair announced that the motion was passed by unanimous consent.



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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 8:30 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 9:10 p.m.

Respectfully submitted,

Linda Stipo
Secretary
Thornhill Community Association, Inc
Date Approved: January 3, 2007



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ATTACHMENT A
2007 Operating Budget

Approved by the Board of Directors on November 20, 2006

REVENUES

Annual Dues Assessments	\$ 213,840
Total Revenue	\$ 213,840

OPERATING EXPENSES

Fixed Contracted Expenses

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

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
Total Variable Expenses:	\$ 67,900

Other Operating and Maintenance Expenses

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

Total Operating Expenses: **\$ 173,040**

REVENUES LESS OPERATING EXPENSES	\$ 40,800
CONTRIBUTION TO RESERVES PER 2004 RESERVE STUDY	\$ (40,800)
NET INCOME / LOSS	\$ -

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