

Scotts Mill Homeowners Association  
Board of Directors Meeting  
October 8, 2009

Members Present: Joe Wynn, Richard Moore, John Tucker, Jonathan Lussier,  
Members Absent: David Clark  
Others Present: Mike Smith of Omega Management  
Since last meeting: no action.

President Joe Wynn called the meeting to order at 7:05 pm.

**Meeting Minutes**

Approval of September 10, 2009 minutes:

Motion to approve made by Joe Wynn, seconded by Jonathan Lussier. **Approved**

**Unfinished Business**

The Board agreed to support water aerobics next season with monetary support. John Tucker made a motion to approve a \$30.00 charge to residents for the \$90 summer course( 2-3 days per week) not to exceed \$1000.00. Second was provided by Richard Moore. **Approved**

**Architectural Review Committee**

The Board reviewed an Architectural request from:

Richard & Kimberly Polk - 401 Maple Creek Court  
Tim & Michelle Muhs – 200 Pine Mill Lane  
Jennifer & Michael Hoffmann – 506 Scotts Ridge Trail  
William & Joyce Moxley – 703 Scotts Ridge Trail

Discussion indicated the Board's desire to continue the policy to replace removed trees with new trees on the property where possible.

A motion was made by John Tucker to approve the four request subject to Architectural Review Committee approval. A second was provided by Joe Wynn. **Approved**

**Treasurer's Report**

John Tucker presented a detailed financial report resulting after review of Omega Management information. John Tucker will provide a draft budget for next year for discussion including issues such as tennis courts, pool and grounds upgrades.

**New Business**

The Board discussed the September 22, 2009 letter from Apex requesting an Annual BMP Inspection for the two ponds. Since the HOA completed an inspection in August, Richard Moore will meet with Town staff to discuss the need.

The Board discussed the Pool contract in detail. Board requested Omega Management to discuss staffing and bathroom cleaning with American Pool and the Clubhouse cleaning contractor.

The meeting was adjourned at 8:30 pm.

Respectfully submitted by Richard Moore – Board Secretary