

Scotts Mill Homeowners Association  
Board of Directors Meeting  
September 10, 2009

Members Present: Joe Wynn, Richard Moore, John Tucker, Jonathan Lussier, David Clark

Members Absent: None

Others Present: Mike Smith of Omega Management, Mary Anne Taylor and Mike Monfort of Scotts Mill Pool Committee, Shannon Monfort, Golden agers.

Since last meeting: no action.

President Joe Wynn called the meeting to order at 7:00 pm.

Justin Martin, Davenport Landscaping provided a discussion of the services to be provided by Davenport. Also, he will provide recommendations to improve Scotts Mill's landscaping during the fall season. He will provide a plan for the next three months as well as a two year plan.

Mary Anne Taylor and Mike Monfort with the Pool Committee presented a plan to address pool furniture, pool operation and painting pool fence and replacing the counter tops in bathrooms and kitchen.

Shannon Monfort discussed water aerobics for next season. The Board agreed to support water aerobics next season with monetary support. Discussion indicated \$30.00 charge to residents for the \$90 summer course( 2-3 days per week)

Approval of August 6, 2009 minutes:

Motion to approve made by Joe Wynn, seconded by John Tucker. **Approved**

John Tucker presented a detailed financial report resulting from meetings with Omega Management. Budget discussion for next year indicated an increase of \$3.00/month is needed to address issues such as tennis courts, pool and grounds upgrades. A motion to approve was made by John Tucker, seconded by Joe Wynn. **Approved**

The Board reviewed an Architectural request from:

Kevin & Brenda Bevalacqua 512 Scotts Ridge Trail  
Heather Burket 97 Rushing Wind Way

A motion was made by Joe Wynn to approve the Architectural Review Committee approval. A second was provided by David Clark. **Approved**

Unfinished Business:

Removal of Dead Tree at clubhouse: A motion was made by Joe Wynn to approve the removal. A second was provided by David Clark.

Joe Wynn, David Clark and Richard Moore for – John Tucker, Jonathan Lussier against.  
**Approved**

New Business:

A motion was made by David Clark to disapprove the request to:

- Purchase of new grill for pool
- Add Motion detectors to lights at the pool
- Add fake cameras outside pool/clubhouse

Second provided by John Tucker. **Approved**

A motion was made by John Tucker to approve the recommendation of the Pool Committee to replace the counter tops in bathroom and kitchen.

The motion was seconded by Joe Wynn. **Approved**

The Board tabled for discussion at the next Board meeting.

1. Painting of pool fence
2. Replacement of Pool furniture
3. 2010 Pool Management Contract.

The meeting was adjourned at 9:30 pm.

Respectfully submitted by Richard Moore – Board Secretary