

## **Deerfield Village Property Owners' Association, Inc.**

### **Minutes of Annual Meeting 2007**

The annual meeting of Deerfield Village Property Owners' Association, Inc. was held at 7:30 p.m. on Thursday, March 1<sup>st</sup>, 2007 at the St. Agnes Parish Center on Duke Street, Shepherdstown. There were present 17 members representing 14 homes, 16 properties represented by the developer, and 7 property owners represented by proxy.

The meeting was called to order by president Bill Krumenacker. Pattie Wilmoth, secretary, read the minutes of the last annual meeting held March 8<sup>th</sup>, 2006. There was one correction to the minutes made by Bill. He recommended the wording be changed from "waste" removal to "trash" removal which referred to there being only one service of its kind in the eastern panhandle. The minutes were approved as corrected.

Bill presented the president's annual report which began with sharing how he was selected to be president last year and a joke about poorly focused drivers. He listed as accomplishments of the Board the following: the amendments to the covenants, an ice cream social activity, contracting of snow removal and grass cutting, and the purchase of a lawn tractor for the association.

Chris Phaire, treasurer, was absent due to a death in the family. Bill presented the annual financial report (attached) and copies were given to members. Our total income for 2006 was \$11,787.63 and total expenses were \$8,341.71. This left a balance of \$3,445.92 in our bank accounts at the end of the year. There are three assessments that are delinquent at this time.

Jim Bauer defined the goal of the Rules Committee as the enforcement of the covenants for the development. He reported that only a couple issues had to be dealt with last year.

Jimmy Williamson, who took over that Streets and Grounds Committee when Dwaine Childs job took him overseas, stated that the job of his committee was to keep the exterior of the homes in Deerfield Village nice looking. Eleven requests for exterior changes were made last year. A couple of projects are still in the process of completion.

Winnie McGarty asked how the covenants were formed. Paul and Pattie Wilmoth explained that covenants from four area subdivisions were studied by the original developers and board of directors (Paul and Pattie Wilmoth, Dave and Jackie Lewis). After selecting what they felt was appropriate for Deerfield Village, Peter Chakmakian, Attorney-at-Law in Charles Town, review them and made recommendations. The final product was recorded.

There was no Old or Unfinished Business.

Under the category of New Business, Bill reviewed the vandalism that had occurred mostly in January. This included egging and shooting of paintballs at the bus/mail shelter and some vehicles four weekends in a row. Jefferson County Sheriff's Department and the West Virginia state Police Department had both been notified of the problem. It seems to have stopped for the time being. He also reported that a water pipe had burst in the model home owned by Brookfield. Dave Lewis, Paul Wilmoth, and Bill managed to get the water turned off to the house, call the police, and leave a message for a Brookfield representative about the problem.

Debbie Crouse gave an explanation of the different jobs that members could volunteer for on the sign-up sheet that was passed around. These included membership on any of the three standing committees (Finance, Rules, and Streets and Grounds), help with mowing the grounds, trimming trees, maintenance of the walking trail, and general clean-up days for the development. Bill took a moment to recognize the following members for this year's mowing: Steve Campbell, Dwaine Childs, Tom Miller, Jimmy Williamson, Paul Wilmoth, and himself.

Bill asked that anyone who had a suggestion for a social activity let a board member know. He was pleased with the ice cream social that the Board sponsored last year.

Bill described the association directory and village map that had been given to each person as they came to the meeting. Pattie explained that occasionally mail addressed to the association is returned to sender even though the 911 address of the bus/mailbox shelter is correct. Bill added that the address is not recognized when mail is sent outside of our area.

Bill expressed the association's gratitude to Jimmy Williamson for developing the website for Deerfield Village. Jimmy passed out a descriptive paper on the website and verbally listed the type of information that could be found there. It even includes an area for homeowners to advertise items they would like to sell or information they want others to know. He welcomed any suggestions homeowners have in the future for the website.

Bill reminded all present that any homeowner with a concern or an issue is welcomed to attend any monthly board meeting. The person should let an officer know that he or she will be attending.

Under the section of "Good and Welfare" during the meeting, Jim Bauer stated that crows attack trash bags to dig through garbage. Putting trash bags in cans decreases the mess the birds can cause. Bill reminded dog owners that Jefferson County has a leash law and the development has the policy that dog owners pick up waste from their pets. Comments were made that the dog waste

Problem seems to have worsened lately. Bill said that the speed limit in the development seems to be broken the most by construction vehicles. Everyone should monitor their own speed closely. Jimmy reviewed the "No Soliciting" rule. Anyone knocking on a homeowner's door who is an "outsider" should be discouraged and asked to leave. Paul summarized information that had been sent to homeowners from the Public Service District of Jefferson County. He stressed that grease and even eggshells cause problems when put down the drains and garbage disposals. Several comments were made from the group on how to keep our technically advanced system healthy.

The election of board of directors for 2007 was held by secret ballot (attached). Claire Williamson nominated Andrea Longnecker and Stephen Campbell who were both added to the ballot. The results were tabulated by Betinna Maher, Claire Williamson, and Lily Ramadan. The following members were elected for a one year term: Jim Bauer, Steve Campbell, Debbie Craouse, Bill Krumenacker, Tom Miller, Chris Phaire, Jimmy Williamson, Pattie Wilmoth, and Paul Wilmoth. The directors are scheduled to meet at 7:00 p.m. on April 3<sup>rd</sup> at Debbie's house to determine the officers and committee chairpersons and conduct any other appropriate business.

The next scheduled general meeting will be held on March 1, 2008. There being no further business to come before the meeting, it was adjourned.

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Pattie Wilmoth, Secretary