

April 1, 2008, Deerfield Village Property Owner's Association
Board of Directors Meeting Minutes

The Deerfield Village Property Owners' Association (the Association) Board of Directors met on April 1, 2008, at 37 Mossy Oak Court, in Shepherdstown, WV. The following directors were present: Jim Bauer, Steve Campbell, Debbie Crouse, Bill Krumenacker, Andrea Longnecker, Tom Miller, Jimmy Williamson, and Paul Wilmoth. Rob Noll was absent. Amy Campbell, of Lot 10, observed.

Bill called the meeting to order and read the minutes for the February. The board voted and approved the minutes as read.

Bill recognized the elected board and expressed appreciation for their involvement. Regarding the March 3, 2008, Deerfield Village Homeowners annual meeting, Bill expressed disappointment regarding the low attendance and stated that attendance was down from last year's annual meeting.

Bill requested the officers' reports. Jim did not provide a Rules and Policy Committee report. Debbie of the Streets and Grounds Committee, reported that ~~no new~~four applications had been received and approved ~~and that four changes were made within the guidelines~~. Jimmy presented the financial report reflecting that Deerfield Village had sufficient funds to continue operations.

During Old or Unfinished Business, Bill stated that the USDA wanted to attend a board meeting to discuss the results of insect sampling that was done last year. Bill expects their attendance is forthcoming.

Under New Business, Bill moved that the board nominate officers. The board nominated Bill as President, Paul as Vice President and Jimmy as Treasurer. The board discussed the recently vacated secretary position, recommended several individuals, and nominated Rob Noll. A vote was called for each nomination and each passed unanimously. Steve volunteered to take notes for Rob.

Debbie mentioned that the statewide Adopt-a-Highway clean-up spot is scheduled for April 26th and recommended any weekend was acceptable for Deerfield Village to participate. The last Deerfield Village activity was conducted on February 9, 2008, and it was mentioned that the State delayed removing the trash collected by the Deerfield cleanup volunteers.

Debbie noted that orchard pruning should have been completed by the end of March and that it was too late to prune. Bill mentioned that the peach trees were old and diseased and needed to be trimmed or cut down. The board discussed trimming the trees still bearing leaves and cutting down the dead ones. Paul anticipated that he will begin pruning-chipping on April 12, 2008.

Debbie presented a \$2750.00 mowing contract proposed by Stonewall Landscaping. The contract stipulates the sloped portions of the community, the entrance to Deerfield and both sides of Deerfield Village Drive, be mowed. The Association contracts Stonewall to reduce the risk of injury to home owners who volunteer to mow. Debbie had sent this proposal electronically to the board members before the meeting so there was limited

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discussion on this topic. Bill motioned to approve the contract and the motion passed unanimously. Bill signed the contract.

Debbie proposed allowing rain barrels be installed on downspouts to collect rain water for watering lawns and gardens and presented rain barrel guidelines to the board. The board discussed the proposal and some members expressed concern about the impact on community aesthetics. Debbie provided the board a perspective of the proposal by displaying a 55-gallon rain barrel she had. The board recommended revising the proposed guidelines to include required rain barrel color, the need to submit a property improvement form, the interval period for the rain barrel to be installed, and to have one barrel (up to 75 gallons) per spout. The board decided to table this topic until the next board meeting.

Bill discussed a recommendation made by homeowner Jan Tooke at the April 1, 2008, annual meeting, to install security cameras at the mailbox shelter in an attempt to deter repetitive vandalism at this location. Bill presented camera brochures at the meeting. The board discussed the cost of the equipment, the need to install warning signs, and locations in the shelter the cameras would be installed. The board decided to table this topic until the next meeting.

Debbie presented to the board a request from Lot 19 to plant wild flowers in the common area behind the house. The board discussed this proposal, a motion was made to accept it and the motion passed unanimously.

Jimmy stated a desire for more homeowners volunteer to be on committees. Steve noted that Charlene McCray of Lot 35, requested nomination as a board member at the March 3, 2008, annual meeting. Although she was not elected, Steve recommended contacting her regarding an interest participating on the finance committee. The board agreed to the suggestion and Steve committed to contacting her.

Steve mentioned that he will resume working on the operations manual that Jimmy had recommended at a previous meeting. The manual serves to preserve previous board decisions and provide critical contact information for the benefit of current and new board members. Steve thanked Debbie for sorting through previous meeting minutes necessary to start the project.

Amy Campbell of the Social Committee reported that Trudi Tooke was out of town but the social committee will plan an event upon her return.

Bill stated that Jefferson Utilities Inc. (JUI) had withdrawn their appeal to raise water rates for several local communities and businesses served by JUI. Bill stated that these entities can expect another JUI rate increase proposal.

The next meeting of the Board of Directors will be held at 7:00 p.m. on Tuesday, May 6th at 49 Field Crest Court.

There being no further business to come before the meeting, upon a motion made, seconded, and unanimously carried, it was adjourned.

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Steve Campbell, Interim Secretary