

Minutes of Meeting of Board of Directors
of
Deerfield Village Property Owner's Association

A meeting of the board of directors of Deerfield Village Property Owners' Association was held on August 7, 2007, at 61 Pathfinder Court, Deerfield Village, Shepherdstown. There were present the directors as follows: Jim Bauer, Steve Campbell, Debbie Crouse, Bill Krumenacker, Andrea Longnecker, Tom Miller, Jimmy Williamson, Paul Wilmoth, and Pattie Wilmoth. Additionally, homeowners Kristen Bachtell, Amy Campbell, Denice Childs, Christine Colantoni, Margaret Kubitschek, Susan Michener, Lily Ramadan, and Claire Williamson attended the meeting.

Bill called the meeting to order. Pattie read the minutes that were approved as read. There was no report from the Finance Committee or the Rules and Policy Committee. During the Streets and Grounds Committee report, Debbie mentioned that a deck for Lot 10 had been approved, Lot 25 variance would come before the county system on Aug. 16th, and communication e-mails had been sent to the committee members this past month.

During the officers' report, Bill thanked all who have helped with the maintenance of Deerfield Village. Pattie reported that she had been contacted by the agent who has listed Lot 13. Pattie informed her of the lien against the property for past dues. Jimmy presented the financial report (attached) which states that we had \$314.26 in the regular account and \$4,988.92 in the money market account at United Bank. He has been handling the problems that have occurred with the transition from Premier Bank being merged with United Bank. The petty cash fund has \$112.51 at this time.

Covering Old or Unfinished Business, Bill explained that Debbie had written a sample letter (attached) that could be used to send to property owners who are in violation by not having sought approval for projects. There being no objections, the letter was approved for use. There was much discussion about when a form is needed. The general feeling was that anything on the outside of the home that is permanent or long term needed approval. Something that is temporary, like Christmas decorations, does not need approval.

Claire reported on information that had been verbally passed on to her about the condition of the orchard. Overall, the orchard is in good shape, but there may be some disease on some trees. There is definitely poison ivy around and some peach mold. Pruning of trees can take place between November and March. The reports and a video may be presented at the December meeting. Claire was asked to coordinate with WVU Extension Service and to poll the community to find out who might be interested in attending the meeting.

Paul informed the board that he had sprayed the walking trail last week for weeds. He said he would try to find the time to spray for poison ivy in the orchard in the future.

Under New Business, Debbie reported that she and John had requested a six foot variance from the county for their future deck. Bill offered to write a letter in support that could be submitted to the county commission.

Pattie shared a copy of the Jefferson Utilities "Consumer Confidence Report" that had been given to her by the water department. Basically it says that our water has tested very

well according to the state standards. She gave the copy to Jimmy to be placed on the website for all to have the opportunity to read.

Margaret Kubitschek presented her personal thoughts on how she felt the circles in the development should look. Steve shared that some of the homeowners on Pathfinder Court wanted to have a plan approved for their cul-de-sac circle. A landscaper had been contacted and came up with a plan that was estimated in the thousands for each circle. Paul responded that he has contacted a landscaping expert that has looked at the circles and said that lack of rainfall is the biggest factor in the lack of growth. Kristen stressed that the feedback received earlier this summer at the Streets and Grounds Committee meetings was that some residents believe that any common ground change needs to be decided by all property owners. Bill said that he was under the impression that all proposals had to be brought before the Board for approval. A lengthy discussion followed about whether circles should be controlled by all the residents or just the people who live on that particular cul-de-sac. It was the consensus of the board that any plan for circle landscaping must be presented to the Board for approval. Lily asked about rocks being placed in the gravel on the Mossy Oak cul-de-sac and asked if approval had been sought for a change like that. Several members commented that a change like that would need board approval. Debbie agreed to remove the rocks that had been placed on Mossy Oak Court. Debbie offered to meet again with the Streets and Grounds Committee to solicit ideas for the circles.

Debbie has received approval for the Adopt-A-Spot anti-litter campaign. She will work through collecting the information and materials from Division of Motor Vehicles for us to initiate this effort on the Deerfield Village road front and to schedule a future clean-up.

Jimmy asked if the Board would want to consider developing an operations manual. He will address this idea in more detail at the next meeting.

The next meeting of the Board of Directors will be held at 7:00 p.m. on Tuesday, September 4th at Pattie and Paul's house. The members will receive a phone call to remind them of the time and place.

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

Patricia Wilmoth, Secretary