

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 July 9, 2007, at 43 Blossom View Court, Deerfield Village, Shepherdstown. There were present the directors as follows: Jim Bauer, Steve Campbell, Debbie Crouse, Bill Krumenacker, Tom Miller (late), Paul Wilmoth (late), and Pattie Wilmoth. Jimmy Williamson was absent. In addition, homeowner Bobbi Simpson 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 forms had been approved for Lots 9, 24, 25 and 26. She said that she had contacted several homeowners who had one or more violations on the outside of their homes and had worked with them to get their approvals up to date. There are still several concerns or violations to be addressed. (See attached report.)

During the officers' report, Bill shared that Chris Phaire had resigned from the Board due to his increased commitments at work. There was no secretary's report. Bill presented the financial report for Jimmy (attached) which states that we had \$11.55 in the regular account and \$5,723.30 in the money market account at Premier Bank. He included a comparison of the current finances with the budget to give the Board a picture of how well we have managed for the year. At present, we are at about 50% of what was budgeted for expenses for the year. (See attached.)

Covering Old or Unfinished Business, Bill mentioned that the letter to homeowners in violation of covenants had not been written. Bill, Jim and Debbie plan to meet to draft the letter. Paul reported that Jake of Stonewall Lawn Service had been contacted about his increased mowing charges. He was instructed to mow only every couple weeks, not to mow when it is dry, and keep each bill under \$150.00.

Under New Business, Bill reported that he would like to fill the Board vacancy created by Chris Phaire's leaving with Andrea Longnecker. Pattie moved and Debbie seconded the motion that passed unanimously.

Bill shared an e-mail from Andrew Griffith addressing Brookfield's lack of installing carbon monoxide detectors in the homes it built in Deerfield Village. To correct this problem, Brookfield installed **electrical units rather than battery operated** ones. Jim reminded the Board that this is a homeowner issue with Brookfield, not a Board issue with Brookfield. The board members agreed.

West Virginia University Extension Service and the U. S. Department of Agriculture installed bug traps in the orchard with the permission of a board officer and chairperson on June 18<sup>th</sup>. For six weeks, bugs will be collected and analyzed. A spokesperson has offered to come and present the findings to the Board. Steve moved and Pattie seconded the motion that passed unanimously to have the presentation in the future.

Bobbi Simpson has requested a variance from Jefferson County Commission to construct a deck that will extend 6 feet beyond the setback line. Paul explained that the County Commission determines the setbacks for each development. Bill asked for the

Board's approval to write a letter in support of Bobbi's project which he was given. However, it was stressed after lengthy discussion that **each** case seeking a variance needs to be brought before the Board.

Steve stated that he would like to see the Board identify problems and work toward solving them. He feels the circles in the cul-de-sacs are a concern. The dry weather has definitely hurt the looks of the circles. Budget constraints at this time limit what can be done. Steve asked if the homeowners on Pathfinder Court could collect money to improve the circle. It was re-stated that all common ground improvements must come before the Board.

It was noted that the property owners of Lot 18 have moved, and the house is still "For Sale." Steve volunteered to cut the grass on Lot 13 which is vacant. He will send a picture to Debbie as documentation.

Paul mentioned that he had plans to spray the walking trail. Wilmoth Construction Company will purchase the spray, so it will not be an expense for the association. He will post a notice at the mailbox when he plans to spray.

The next meeting of the Board of Directors will be held at 7:00 p.m. on **Monday**, August 7<sup>th</sup> at Steve'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.

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Patricia Wilmoth, Secretary

The minutes were corrected at the meeting on 8/07/07 to read "The next meeting ...will be held on **Tuesday**, August 7<sup>th</sup>.... Also, on the first page, the sentence changed to "Brookfield installed plug-in electrical units rather than hard-wired units with battery back-up."