

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

A special meeting of the board of directors of Deerfield Village Property Owners' Association was held on October 15, 2007, at 24 Pathfinder Court, Deerfield Village, Shepherdstown. There were present the directors as follows: Jim Bauer, Steve Campbell, Debbie Crouse, Bill Krumenacker, Andrea Longnecker, Jimmy Williamson, Paul Wilmoth and Pattie Wilmoth. In addition, homeowners Dwaine Childs, Craig Colantoni, Marilyn Katterjohn, Winnie McGarty, Rob Noll, Chris Phaire attended the meeting.

Bill called the meeting to order. He stated that the purpose of the meeting was to discuss the action the Board should take in response to the letter sent by Jefferson Utilities, Inc., about the fifty-three percent (53%) increase in water bills. He had contacted the Public Service Commission about the proper way to file a complaint. He was told that a letter to the PSC would be sufficient at this time.

Paul was asked to explain the relationship of Wilmoth Construction Company to Snyder Environmental Systems and Jefferson Utilities. Paul Wilmoth and Dave Lewis are the owners of Wilmoth Construction Company that contracted Snyder Environmental Systems to install the infrastructure for Deerfield Village. Lee Snyder is the owner of SES and Jefferson Utilities which manages the water supply for Deerfield Village along with many other communities in Jefferson County.

Bill picked up a copy of the papers sent to the PSC as rational for requesting the rate increases in the county. It was noted that Lee said he had requested a 53% increase in Deerfield Village knowing that it was unlikely it would be fully approved. It was noticed by members that the figures used in the filing were based on twenty (20) homes in Deerfield Village. At the time, and now, more like thirty (30) homes were occupied. Plus, it was noted that at maximum forty-eight homes will be in Deerfield Village. When Lee Snyder built the plant, he was hoping to be able to supply water for more homes in this area. Since that time, the Jefferson County Commission's zoning changes has made that less likely to be a reality.

In the publication, Lee Snyder has included Deerfield Village in what he entitles the "mountain" group because of the high rate proposed. The "valley" group has proposed rates that are much lower. It was also noted that the loan amount for building the water plant was \$300,000. The wells, piping, land and significant money was contributed by Wilmoth Construction Company in the establishment of the system for Deerfield Village.

Rob expressed his opinion that homeowners should be notified now that there is a possibility the legal counsel may be needed in the future. This would possibly require a special assessment or monetary collection. Debbie volunteered to contact residents by e-mail to keep them informed.

Steve moved that a letter be drafted by the Board opposing the increase in rates. It was seconded and unanimously approved. Craig volunteered to try to draft a letter and to seek council with his peers. He would notify Bill by noon Tuesday if he had been successful. Jim Bower offered to compose a basic letter that homeowners could use to send in their individual protests. Bill and Jimmy offered to help him. Jimmy volunteered to put the letter on the web-site to inform residents.

Paul shared with the Board that Lee Snyder had volunteered to come speak to the association. It was voted to not accept the offer at this time.

There being no further business to come before the meeting, it was adjourned.

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Patricia Wilmoth, Secretary