

Minutes of Meeting of Board of Directors  
of  
Deerfield Village Property Owners' Association

A meeting of the board of directors of Deerfield Village Property Owners' Association was held on June 3, 2008, at 47 Field Crest Court, Deerfield Village, Shepherdstown. There were present the directors as follows: Jim Bauer, Debbie Crouse, Bill Krumenacker, Andrea Longnecker, Jimmy Williamson, Steve Campbell (arrived late) and Rob Noll. Also present were Claire Williamson and Charlene.

Bill called the meeting to order. The minutes from the May meeting had been distributed via e-mail prior to the meeting and were approved as written. There were no reports from the Finance Committee or the Rules and Policy Committee. During the Streets and Grounds Committee report, Debbie reported that 3 applications had been received in the past month. Two were approved and one for Lot 35 was partially denied. The decision was appealed and will be addressed later in the meeting. In addition, mowing was discussed. Debbie had e-mailed the mowing group to let the grass grow 6 or 7 inches before mowing and there was concern that this height was too tall. It was agreed that the front section, along Deerfield Village Drive and along the walking path should be consistently be kept mowed fairly short for a well groomed appearance.

During the officers' report, Bill discussed the Jefferson Utilities rate increase issue. He received a response to our Petition to Intervene from the WV Public Service Commission. A group cannot represent themselves for a Petition to Intervene, only an individual may represent themselves. Groups must hire an attorney. A discussion ensued about how far is the Board willing to take this. If it comes down to it, is the Board willing to hire an attorney to represent Deerfield Village. A decision was not needed at the time but Bill recommended all Board members think about this. In addition, Bill reported that he is speaking with the other communities involved in the case against Jefferson Utilities about grouping together to hire an attorney or to petition the Jefferson County Commission to intervene and appoint legal representation to assist the communities.

There was no Secretary's report.

Jimmy presented the financial report (attached) which states that we had \$625.70 in the regular account and \$9,016.87 in the money market account at United Bank. There is also \$44.17 in the petty cash account.

There was no Old or Unfinished Business discussed.

Under New Business, two Property Improvements were appealed. Lot 19 appealed the Board's ruling in May to deny the chimney extension to the ground. The Board walked to Lot 19 to look at the location and work to be done. Debbie Crouse moved that the appeal be granted and that the extension/shed be allowed with the following restrictions: 1) The siding must match the existing house siding in color and style, 2) The extension must be flush with the existing chimney and 3) the Board will inspect the construction when completed. This motion was approved.

The second appeal was for Lot 35. One of the owners, Charlene, was present. Charlene presented additional information regarding the trees to be planted along the property lines. The trees will be planted 5-6 feet apart down both sides of the property line. The maximum growth for the arborvitae Thuja occidentalis 'smaragol' is 12-15 feet tall and 3-4 feet wide. There will be 8-10 trees planted down each side. Bill K. Motioned to approve the trees without restrictions. The motion was approved.

A discussion ensued regarding the proposed Policy Resolution Document. Rob suggested Jimmy do more research regarding homeowners associations to see why we needed to adopt the resolutions. Rob felt that by adopting the guidelines the Board is protecting itself from lawsuits if people don't follow the rules. It was decided to have a special Board meeting on Tuesday, June 17th at the Bauer residence to go through the Policy Resolution.

The residents of Pathfinder Court submitted a Circle Improvement request. There was no diagram with planting details submitted and very limited information about the plants to be planted. It was decided that more information was needed before the improvement could be approved. Steve said he would have Amy submit additional information to Debbie. The Board agreed that with the additional information the approval could be done via e-mail.

The next regular meeting of the Board of Directors will be held at 7:00 p.m. On Tuesday, July 8th. The location of the meeting will be determined at the special meeting on June 17th.

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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