

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

The regular monthly meeting of the board of Directors of Deerfield Village Property Owners' Association was held on November 4, 2008, at 49 Field Crest Court, Deerfield Village, Shepherdstown, WV. There were present the directors as follows: Jim Bauer, Steve Campbell, Debbie Crouse, Andrea Longnecker, Tom Miller, Jimmy Williamson and Pattie Wilmoth. Betinna Maher, Streets and Grounds Committee Chairperson also attended. Charlene McCray and Paul Wilmoth were absent.

Debbie called the meeting to order. Pattie read the minutes that were approved as read. There were not reports from the Finance Committee or the Streets and Grounds Committee Chairpersons. Jim Bauer reported that the Rules and Policies Committee had met on October 23rd, and he would present information during Old Business. There was no report from the Social Committee. Debbie did thank Steve and Amy Campbell for opening up their home for the Halloween Party which was a huge success. Many neighborhood children enjoyed an afternoon of activities.

During the officers' reports, Pattie reported that she was able to obtain information from the owners of Lot 13 and the renters of Lot 39 for the neighborhood directory. The treasurer's report included Jimmy stating that the website domain name will remain the same forever and its use has been purchased for two years. He mentioned that the site had been accessed two hundred times in October. Jimmy presented the financial report (attached) which states that we have \$362.72 in the regular account and \$5,574.39 in the money market account. We have a petty cash balance of \$94.68.

During Old or Unfinished Business, Policy Resolution 1 on Creation and Use of Resolutions and Policy Resolution 2 on Rain Barrel Guidelines, were accepted and signed by board members. It was determined that the original copies of resolutions in the future would be filed in the binder with corporation official documents. A copy of the resolution will be filed with the minutes and another copy in the operations manual. A discussion followed about a resolution on trees. Betinna recommended that the document read "trees/shrubs." the board agreed that each request for tree/shrub planting would be evaluated individually. Jimmy volunteered to make the changes and e-mail board members the draft copy. The draft will be sent to property owners for a two-week review and then be presented at the next meeting for approval.

Jim reported that Lot 3 property owners had moved. The dog pen had not been moved yet. Jim, Debbie, Jimmy and Pattie met to determine which past board decisions merited being considered for future resolutions. Jim will schedule working through items on the list at future meetings beginning with December 2008. Betinna volunteered to write a draft for fencing guidelines to be presented at the next meeting. It was the Board's consensus to word these guidelines to exclude dog pens.

Under new business, Steve explained his desire to present a change to the covenants at the annual meeting in March. He would like to allow for special assessments for anything for which the association might be liable, not only assessments for capital improvements. He will present wording for this amendment to the Board.

Tom presented one bid for snow removal from R&L Landscaping. Pattie regretted that the bid from Potomac Landscaping & Masonry was on the fax machine at the D.L. Lewis Construction shop. She will submit the bid to Debbie, who will contact board members, so they can compare and make a choice.

Information on the 2009 budget was presented by Debbie and Jimmy. As compared with the 2008 budget, maintenance for the tractor was increase, grass mowing by Stonewall was decreased, and gas for owner mowing was increased. It was recommended that the dues be increased to \$320, the allowed 5%. Expenses will exceed income, but there is a surplus of approximately \$1,400 to help balance the budget. Pattie moved and Tom seconded the motion that was unanimously passed to accept the increase in dues and the proposed budget (copy attached.)

Pattie requested the Board's approval to allow the Shepherdstown troupe of Boy Scouts of America to collect food on November 15th like they did last year. Tags would be placed on doorknobs and collection would take place the following weekend. Debbie moved and Andrea seconded the motion that unanimously passed to support this worthwhile community effort.

Tom presented a list of dog species that due to their prone to biting are on an insurance prohibited list. It was decided that no formal action would be taken by the Board at this time. The covenants do address dogs that a nuisance, and Jefferson County has a leash law the association was required to adopt.

Jimmy was asked to report on the mower pay-off at the next meeting. Steve Campbell offered the use of his home for the annual meeting. Pattie offered to call Charlene about repeated absences from board meetings.

The next regular meeting of the Board of Directors will be held at 7:00 p.m. On Tuesday, December 2nd at Jimmy's home.

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

//Signed//

Patricia Wilmoth, Secretary