

## **Deerfield Village Property Owners' Association, Inc.**

### **Minutes of Annual Meeting 2008**

The annual meeting of Deerfield Village Property Owners' Association, Inc. was held at 7:30 p.m. On Tuesday, March 4th, 2008 at the St. Agnes Parish Center on Duke Street, Shepherdstown.

The meeting was called to order by president Bill Krumenacker. Members present gave personal introductions. Pattie Wilmoth, secretary, called the roll to determine those present, those absent, and those represented by proxy. There were present 18 members representing 13 homes, 16 properties represented by the developer Wilmoth Construction Company, Inc., and 3 property owners represented by proxy. Pattie read the minutes of the last annual meeting that was held March 1st, 2007. The minutes were approved as read.

Bill presented the president's annual report in which he thanked the following: Jimmy Williamson for his work on the web-site, Steve Campbell for the newsletter, Debbie Crouse for her never-ending work on streets and grounds, Tom Miller for donated postage and signage, Jim Bauer for help with letters, Paul Wilmoth for snowplowing and numerous acts of donation, and Pattie Wilmoth for maintaining records of the corporation. He mentioned that the final paving of Deerfield Village had been completed by Wilmoth Construction Company. He listed accomplishments of the association as follows: clean-up days held, orchard maintenance, support of planning commission variances for decks, budgeting of mowing, response to Jefferson Utilities petition to increase water rates, and review of the corporation by-laws. He is still disappointed in the amount of participation in community work and hopes more are involved in the future.

Jimmy Williamson, treasurer and chairperson of the Finance Committee, presented a comparison of the 2007 and 2008 budgets with actual expenses for the year as his report (attached) and copies were given to members. Bill added that all the 2008 annual dues had been collected to date.

Jim Bauer, chairperson of the Rules Committee, reported that only a couple issues had to be dealt with last year and all were resolved.

Debbie Crouse, chairperson of the Streets and Grounds Committee, presented a very thorough report (attached) of all the work her committee had accomplished in 2007. The committee did meet several times discussing general guidelines and goals for the common grounds. The Street and Grounds committee sponsored community clean-ups, trail maintenance, orchard tree chipping, and a huge amount of mowing. Debbie recognized each person who had donated time, and some even donated gas, for mowing. She reviewed the procedure for making cul-de-sac circle improvements. She also recognized Dr. Henry Hogmeyer for the presentation on apple orchard maintenance. It was welcomed news that our orchard is in relatively good shape. Finally, Debbie reported that during 2007 her committee had received and approved twenty-nine (29) requests from fifteen (15) owners for property changes.

There was no Old or Unfinished Business.

The election of board of directors for 2008 was held by secret ballot (attached). Eight (8) of the current board of directors sought re-election. Charlene McCray and Rob Noll were both added to the ballot. The results of the vote were tabulated by Addison Dishman, Marilyn Katterjohn, and Jan Tooke. The following members were elected for a one year term: Jim Bauer, Steve Campbell, Debbie Crouse, Bill Krumenacker, Andrea Longnecker, Tom Miller, rob Noll, Jimmy Williamson, and Paul Wilmoth.

Bill called for a vote to adopt the changes to the by-laws (attached) that had been mailed to each property owner. The vote was unanimous.

Pattie presented each member of the association directory and village map. Debbie Crouse passed out an explanation of the different jobs for which members could volunteer. These included membership on any of the three standing committees (Finance, Rules, and Streets and Grounds), membership on new Social Committee, help with mowing the grounds, trimming trees, maintenance of the common grounds, and general clean-up days for the development.

Under the section of "Good and Welfare" during the meeting, Bill elaborated on mail/bus shelter vandalism that had taken place during the year in the form of eggings and broken parcel box keys. One teenage resident from a family of renters at Deerfield Village had confessed to the key problems. Three residents volunteered as the new Social Committee co-chairpersons. They were Trudi Tooke, Amy Campbell, and Marilyn Katterjohn. Bill encouraged all members to review the website frequently and read the newsletters that were being e-mailed to them. He reminded residents to monitor their own speed limit and report any problems or speak with the violator. Bill reminded dog owners that Jefferson County has a lease law and that the development has the policy that dog owners pick up waste from their pets. Bill reviewed the "No Soliciting" rule. Anyone knocking on a homeowner's door who is an "outsider" should be discouraged and asked to leave.

Steve Campbell asked members to send him information on their family to include in the newsletter.

Pattie thanked Bill for his service as president. She also expressed her appreciation to Bill and Jimmy for riding their bikes around and "policing" the village.

The directors are scheduled to meet at 7:00 p.m. On April 1st at Debbie's house to determine the officers and committee chairpersons and conduct any other appropriate business.

The next scheduled annual meeting will be held on March 1, 1009. There being no further business to come before the meeting, it was adjourned.

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Pattie Wilmoth, Secretary