

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

The regular monthly meeting of the board of directors of Deerfield Village Property Owners' Association was held on July 7th, 2009, at 43 Blossom View Court, Deerfield Village, Shepherdstown, WV. There were present the directors as follows: Terry Bauer, Steve Campbell, Andrea Longnecker, Betinna Maher, Tom Miller, Jimmy Williamson, Pattie Wilmoth and Paul Wilmoth. Debbie Crouse was absent.

Terry welcomed the board to her home and called the meeting to order. Pattie read the regular May meeting minutes and the June minutes that had been written by Terry. Both were approved as read. Betinna reported that no property change forms had been submitted for approval to the Streets and Grounds Committee. She offered to research information on signs about dog waste that could be posted. The committee had noticed that the walking trail needs some attention. Paul responded that he hoped to bring his 4-wheeler back from the mountains soon so that he could spray the trail for weeds. For the Social Committee report, Andrea stated that the Said family had sent a lovely thank you note for the "Welcome to Deerfield Village" basket that had been given to them. Also, the Social Committee had sponsored the movie "Wall-E" that had been shown at the Tooke home. Several neighbors, including Mike and Marilyn Katterjohn, Amy and Steve Campbell, Jan and Trudi Tooke worked to make the night a success for the children.

Association members had been invited by Terry to attend the meeting at 7:30 p.m. to express their views on the tabled decision to place a building for the storage of the lawn mower in the common ground area. Terry welcomed Chris and Celena Paire, Bobbie and Charlie May and Claire Williamson at this time. Terry gave background information about why the proposed site had been chosen. The Board was thanked for its work to find an appropriate site, but some residents have expressed a desire to have the building be located where no one could see it. Celina suggested placement of the storage building adjacent to the last cul-de-sac, near Lots 47 and 48 or Lots 43 and 44, since future homeowners would make a decision to purchase based on the existence of the structure. The Board had previously considered the areas, but had decided against them due to security issues, slope and/or unacceptable proximity to the Deerfield Village boundary or those of the vacant lots. Steve suggested the area far behind Lots 10 and 11. This was also rejected because mowing volunteers would be greatly inconvenienced carrying equipment and fuel to the mower and driving to that site could damage the path. Andrea mentioned that placing the shed in a "hidden" area could welcome mischief. The site proposed behind Lot 8 that was marked on the Final Plat as "4419" was deemed unfeasible due to rock. Jimmy stressed the financial burden of placing a building on sloping ground due to the cost of site preparation. Bobbie and Charlie expressed support of the location chosen by the committee which is behind their home and the Crouse's home. One property owner, who was not present, sent a message via Celena, about her desire to have a shed in her yard and felt this would allow sheds on lots. Jimmy clarified that the covenants do not allow sheds on lots. There are procedures in place to make changes to the covenants if the homeowner wants to pursue it. Before they left, Terry thanked the additional property owners for attending and presenting their views.

At this time the Board continued with its regular meeting. Betinna recommended that one person respond to questions that arise after the board meeting. Terry said that she had

spoken to some homeowners and would call them about the Board's decision. Andrea presented the motion to apply for a permit to place the storage building in the area that had been recommended by the committee in the orchard near the pump station behind Lots 25 and 26, and Betinna seconded the motion. There were eight votes in favor and one opposed. The motion passed. Pattie and Paul offered to help Betinna to complete the permit application that must be filed with Jefferson County Planning, Zoning and Engineering office. Betinna offered to research plantings that would shield the building more from view.

During the officers' reports, Pattie reported that the amendments to the covenants that were proposed for adoption at the annual meeting in March had finally been recorded at the Jefferson County Courthouse on May 26th and were officially on file with the other association documents in the manuals in her records as secretary. Jimmy reported that it had not been necessary to place a lien on Lot 3 property because the dues had been paid by the homeowners who had moved from Deerfield Village. He presented the financial report (attached) which stated that we have \$336.20 in the regular account and \$10,727.72 in the money market account at United Bank. We have a petty cash balance of \$68.45. He also presented the second quarter financial report (attached) that indicated that all items were within budget at present.

During Old or Unfinished Business, the Board approved the satellite dish resolution that had been mailed to all association members for comment before being voted upon. Jimmy reported that he believed the numbering for the resolutions was not sequential. Pattie moved and Steve seconded the motion that passed unanimously to allow Jimmy to re-number the resolutions to get them in sequence.

The only order of New Business was the recommendation by Betinna, as chairperson of the Streets and Grounds committee, that community mowing be started after 9:00 a.m. Occasionally mowing has taken place much earlier. The motion was moved, seconded and unanimously approved. She will inform by e-mail all the volunteers who mow.

The next regular meeting of the Board of Directors will be held at 7:00 p.m. on Tuesday, August 4th at Betinna's home.

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

Patricia Wilmoth, Secretary