

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

A meeting of the board of directors of Deerfield Village Property Owners' Association was held on May 5, 2009, at 24 Pathfinder Court, Deerfield Village, Shepherdstown. There were present the directors as follows: Terri Bauer, Steve Campbell, Debbie Crouse, Betinna Maher, Tom Miller (late), Jimmy Williamson, Pattie Wilmoth and Paul Wilmoth. Andrea Longnecker was absent.

Terri called the meeting to order. Pattie read the minutes for the April meeting. The minutes were approved as read. There were no reports from the Finance Committee or the Rules and Policy Committee. Betinna reported that she had one application for a personal property change and one application for a common ground change to install bluebird houses. Steve reported for the Social Committee that a June 13th movie night has been scheduled at the Tooke home.

During the officers' report, Terri reported that she had gone to the bank and post office to sign necessary papers as part of her transition into the presidency. Pattie reported that letters (copies attached) to the post office and United Bank had been delivered to inform the institutions about new officers. Jimmy presented the financial report (attached) which stated that we had \$139.18 in the regular account and \$11,651.28 in the money market account at United Bank. The petty cash fund was at \$197.66. He also formatted a new financial report paper that shows a graph chart of expenditures by categories.

During Old or Unfinished Business, Terri reported that the resolution dealing with satellite dishes would be signed at the next meeting. Debbie mailed the certified letter to the owners of Lot 3. Pattie said she had the copy of the lien document that would need to be signed by Jimmy as treasurer and recorded at the courthouse because of nonpayment of dues.

Pattie also reported that she had obtained more signatures in support of the covenant amendment. The amendment required a ninety percent (90%) approval of the eligible voters. That means forty-three of the forty seven eligible had to approve. She was pleased to announce that since forty-five (45) had approved, the amendment to allow a vote to come before the members to assess for problems other than capital improvements had officially passed. She will prepare and sign the notary document that must accompany the amendment. She asked that a final copy of the amendment be passed on to her so that she and Jimmy could record it at the same time as the lien.

Steve passed out copies of the Jefferson County Organization of Homeowners' Associations application and by-laws. After discussion the Board decided to table the decision until the annual meeting which will allow the Deerfield Village property owners to vote on allying for membership.

Debbie said that she is in the process of collecting forms that the association had used in the passed for business to include in compact disc form to use as a guideline for future references on association business. This will aid anyone trying to conduct business from having to re-create documents. The keeper of the CD will be determined after completion.

Under New Business, Tom volunteered to purchase belts and a new shoot for the John Deere commercial mower that is used to maintain the common ground. He will also make sure they are installed. He also recommended the blades be sharpened. The Board unanimously agreed. Paul brought up the subject of the bank erosion that has been occurring on the right side of the road after entering the development. The Board agreed that the area should be marked with small flags to outline an area that should not be mowed with a riding mower while allowing it to grow. Paul offered to speak to Jake Stonewall, our contracted mower, to pay special attention to the areas. It was emphasized by board members that our goal for the orchard ground is to **not** maintain it like a yard. Mowing should be restricted to a couple widths on each side of the trail and only two or three rows of trees on each side of the road.

Steve initiated a discussion on moving the tree limbs that had been cut last fall to the bordering fence row between Deerfield Village and the farm house south on Kearneysville Pike. A work day is scheduled for Saturday, May 16th weather permitting to pick up limbs and logs. Betinna offered to post a notice on the bulletin board.

Pattie reported that she had contacted Jefferson County Commission to gain authorization to begin the process of applying for a building permit for the mower storage/utility building. Betinna offered as chairperson of the Streets & Grounds Committee to collect information on possible buildings and report back to the Board.

Under Good and Welfare section, Terri offered to have the next regular meeting at her home which will be held at 7:00 p.m. on Tuesday, June 2nd.

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

Patricia Wilmoth, Secretary