

Deerfield Village Property Owners' Association, Inc.

Minutes of Annual Meeting 2009

The annual meeting of Deerfield Village Property Owners' Association, Inc. was held at 7:00 p.m. on Tuesday, March 3rd, 2009 at 61 Pathfinder Court, Deerfield Village, Shepherdstown. The meeting was called to order by president Debbie Crouse. The official role call was postponed until voting took place. Pattie Wilmoth read the minutes of the last annual meeting that was held March 4th, 2008. The minutes were approved as read.

President Debbie Crouse thanked all for coming to the annual meeting. She explained the changes in board of directors for last year. With the move of Bill Krumenacker and addition of a child for Rob Noll, Betinna Maher was added, and Pattie Wilmoth came back to the Board. She commended the two circles that had initiated circle improvements and the establishment of a Social Committee last year. She stressed how admirable it was that we maintained over thirty-six acres of common ground. She took the time to acknowledge individuals listed on two pages (attached) who had helped Deerfield Village have another successful year through mowing, tree-trimming, cleaning, grounds and plant maintenance, and business work.

Debbie Crouse, in Jimmy Williamson's absence, presented the report for the treasurer and chairperson of the Finance Committee. The budgeted expenses exceed the income as it did the previous year. Due to less spent on snow removal, the association was able to steer clear of any difficulties. She added that all but one of the 2009 annual dues had been collected to date. She stressed the need for the Finance Committee to meet next year to consider planning for our future expenses.

Jim Bauer, chairperson of the Rules Committee, reported that no issues had to be dealt with last year. Board actions had been reviewed since their origin, and policies had been established where needed.

Betinna Maher, chairperson of the Streets and Grounds Committee, reviewed the volunteer actions that had been accomplished to maintain the village. She reminded members how much trash is blown around due to wind. We all need to be aware and try to clean up as necessary.

Andrea Longnecker, Social Committee member, listed the numerous events and thanked all those who made them possible. These included the movie night, children's Halloween party, and children's Christmas activity.

There was no Old or Unfinished Business.

Pattie Wilmoth, secretary, called the official membership roll to determine those eligible to vote. There were present 17 members representing 12 homes, 15 properties represented by the developer Wilmoth Construction Company, Inc., and 10 property owners represented by proxy. It was determined that a quorum was present so official business could be conducted. The election of board of directors for 2009 was held by secret ballot (attached). Eight (8) of the current board of directors sought re-election. The results of the vote were tabulated by Kristin Bachtell, Trudi Tooke and Margaret Kubitschek. The following members were elected for a one year term: Terry Bauer, Steve Campbell, Debbie Crouse, Andrea Longnecker, Betinna Maher, Tom Miller, Jimmy Williamson, Pattie Wilmoth and Paul Wilmoth.

Steve Campbell gave a history of why we were being asked to approve an amendment to our covenants. The amendment (attached) will allow the association members to vote to allow for a special assessment for legal matters if the need should ever arise. At the present time the covenants do not allow for assessments for items other than capital improvements. Members were asked to sign the documentation indicating their approval or disapproval. Pattie Wilmoth, a licensed notary for the State of West Virginia, witnessed each signature that took place at the meeting. She volunteered to witness other signatures of association members in order to complete the documentation.

Under the section of "Good and Welfare" during the meeting, Andrea described each committee and activity in which members could participate (attached). A sign-up sheet was passed to encourage involvement. Betinna described some of the general physical tasks with which the association could use assistance.

Debbie praised Jimmy Williamson's development and maintenance of the Deerfield Village web-site. It includes a calendar, the newsletters, minutes of board meetings, and local news. During February alone, one hundred eighty-seven visits were made to it. The average visit was four minutes which is outstanding.

Steve Campbell described the evolution of the newsletter, of which he is editor-in-chief. It is now available on the web-site and includes pictures, history lessons, summaries of board meetings, recipes, and recognition of those neighbors who have contributed to the development.

Betinna Maher addressed the matter of dog waste which seems to have gotten worse lately. She asked everyone to be mindful even in the common grounds. Paul Wilmoth said the speeding of vehicles has improved somewhat. If any member does not feel comfortable speaking to someone they notice speeding, he said to call him for help.

Debbie mentioned that the association does have a new mailing address. It is P. O. Box 263 and is printed at the top of the membership directory. Paul and Pattie presented each member the membership directory and village map.

There was a lengthy discussion about the use of firearms in and around the development. Some target shooting with BB guns fired at bottles had occurred at the back of the development. The shots that can be heard occasionally on the south side are taking place in a ravine near the property. Paul clarified that in West Virginia you have to be at least five hundred feet from a residence and cannot fire a gun on Sunday.

The directors are scheduled to meet at 7:00 p.m. on April 7th at Jimmy Williamson'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, 2010. There being no further business to come before the meeting, it was adjourned.

Pattie Wilmoth, Secretary