

Deerfield Village Property Owners' Association, Inc.

Minutes of Annual Meeting 2010

The annual meeting of Deerfield Village Property Owners' Association, Inc. was held at 7:00 p.m. on Tuesday, March 2nd, 2010 at 61 Pathfinder Court, Deerfield Village, Shepherdstown. The meeting was called to order by president Terry Bauer. She immediately turned the floor over to Steve Campbell who introduced the two guest speakers for the evening. Peter Appignani and Elliot Simon spoke to those present about the Jefferson County Organization of Home Owners Association. They presented facts and gave examples of how membership could benefit associations. They also answered questions from the audience. The men were thanked for taking time to come to our meeting. The board of directors will make a recommendation on our association's future involvement with the county organization.

The official role call was postponed until voting took place. Pattie Wilmoth read the minutes of the last annual meeting that was held March 3rd, 2009. The minutes were approved as read.

As part of the annual reports of officers, Terry thanked all for coming to the annual meeting. She took the time to express thanks to Paul for the many hours of snow plowing he did recently to keep our roads open during the blizzard. She thanked Steve and Amy Campbell for once again opening up their home for the annual meeting. She pointed out the purchase of the mini-barn for the storage of the mower. She thanked all the members who had made her new job of president easier the past year.

Jimmy Williamson presented the report for the treasurer. The budgeted expenses exceed the income as it did the previous year. Due to less funds spent on snow removal, the association was able to steer clear of difficulties in 2009. It was noted that we were still waiting for payment of 2010 annual dues for two lots. Debbie Crouse mentioned that as head of the Finance Committee she helped prepare the budget and stressed the need for the Finance Committee to meet next year to consider planning for our future expenses.

Steve Campbell, chairperson of the Rules and Policy Committee, reported that only two issues had to be dealt with last year. One involved sending a letter to the owner of Lot 6 due to covenant violations by renters of the property. The other was a general letter to all property owners as a reminder to avoid parking on the street which is defined as common ground.

Betinna Maher, chairperson of the Streets and Grounds Committee, was unable to attend the meeting due to travel, but sent her report with Debbie Crouse. She reviewed the volunteer actions that had been accomplished to maintain the village, like pruning and path maintenance. Betinna also submitted an updated chart that describes all property changes that have been done to each lot since occupancy.

Andrea Longnecker, Social Committee member, was also unable to attend due to a funeral. She sent her written report with Pattie who read about the 2009 events and thanked all those who made them possible. These included the delivery of meals to new residents, the outdoor movie night and the children's Christmas activity. She included her wish for all residents to become active which helps to show pride in the village.

There was no Old or Unfinished Business.

Pattie Wilmoth, secretary, called the official membership roll to determine those eligible to vote. There were present 16 members representing 12 homes, 15 properties represented by the developer Wilmoth Construction Company, Inc., and 3 property owners represented by proxy. Pattie presented each home present a copy of the new membership directory and village map. The election of board of directors for 2009 was held by secret ballot (attached). Seven (7) of the current board of directors sought re-election and two (2) new members were added to the ballot. The results of the vote were tabulated according to the by-laws and the following members were elected for a one year term: Terry Bauer, Steve Campbell, Clint Chiplinski, Austin Hovermale, Andrea Longenecker, Betinna Maher, Jimmy Williamson, Pattie Wilmoth and Paul Wilmoth.

Under the section of "Good and Welfare" during the meeting, Jimmy Williamson talked about the Deerfield Village web-site. It includes a calendar, the newsletters, minutes of board meetings, and local news. He encouraged members to use the member's page for personal ads or notices. He also presented records of how often the site is visited and the average length of the visits.

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. Last year four (4) issues were sent. He hopes to maintain a quarterly goal.

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. He also stated that the village had experienced a couple minor acts of vandalism, one being the removal of copper wire from the vacant lots on the last cul-de-sac. He noted that this was a common problem at construction sites.

Debbie passed around a sign-up sheet for members to list their choice(s) for committee membership this year while she reviewed the duties of each committee.

Terry reminded members that the fire hydrants need to be cleared and accessible during snows along with the mail/bus shelter. She would like to have ideas on the best way to maintain the trail in the future so as not to rely as much on Paul. She described the recent problem with dogs from a neighboring farm. She will continue to discourage their presence in our area.

The directors are scheduled to meet at 7:00 p.m. on April 6th at the Bauer home to determine the officers and committee chairpersons and conduct any other appropriate business. The next scheduled annual meeting will be held on March 1, 2011. There being no further business to come before the meeting, it was adjourned.

Pattie Wilmoth, Secretary