

Deerfield Village Property Owners' Association, Inc.

Minutes of Annual Meeting 2012

The annual meeting of Deerfield Village Property Owners' Association, Inc. was held at 7:00 p.m. on Tuesday, March 6, 2012 at 37 Mossy Oak Court, Deerfield Village, Shepherdstown. The meeting was called to order by president Terry Bauer. She thanked all for coming to the annual meeting and asked each person to introduce himself or herself to the group before beginning business. Pattie Wilmoth read the minutes of the last annual meeting that was held March 1, 2011. The minutes were approved as read.

As part of the annual reports of officers, Terry thanked this year's board members for serving with her for her third year as president. She highlighted the cell tower "fight" that seems to have disappeared and encouraged members who are Adopt-A-Trail sponsors to take an active part in the maintenance of it.

Kristen Bachtell presented the report for the treasurer (attached). The budgeted expenses are within the income for the village. Due to less funds spent on snow removal and less mowing due to draught, the association was able to carry over money from last year. It was noted that we had received payment of all 2012 annual dues.

Clint Chiplinski presented a summary of the Finance Committee report (attached). The two major issues being the re-planting of trees as the orchard declines and the re-surfacing of the roads as the need arises. It was suggested that families could begin to plant trees near their homes to help maintain vegetation after securing the necessary approval. It was recommended that the trees be native to West Virginia and/or be ones not only pleasing to the village, but also likely to thrive in this area. There was a lengthy discussion about the possibility of an upcoming special assessment for the roads. Suggestions were made about ways this might be carried out. The covenants detail the procedure for a special assessment.

Debbie Crouse, head of Streets & Grounds Committee, mentioned that eleven homes had approved changes to their lots. Most property owners had followed the guidelines for submitting the request prior to work being done. The Adopt-A-Trail volunteers were again encouraged to do the needed maintenance to their adopted section. Hopefully, a community workday will help with sections that need more maintenance done.

Austin Hovermale summarized his annual Rules & Policy Committee report by stating that last year was "quiet." A discussion occurred about covenants that were not being enforced and the need to re-visit them to determine if they should be changed.

J. C. McSwain, Social Committee chairperson, was out-of-town for the meeting. Terry noted that she had done an outstanding job of filling the vacancy in this position last year. She had planned the annual picnic, had a Christmas activity for the children and greeted newcomers to the village.

There was no Old or Unfinished Business.

Under New Business, it was noted that we have fewer people who are volunteering to mow. The new Board will decide if re-training on the tractor should occur in order for someone to mow. There was a large discussion about how to best accomplish the mowing by using a mix of the professional mowing company and volunteers.

A property owner also made suggestions to change or improve the entrance to the development. Members discussed possibilities that could be brought before the Board at a regular meeting.

Pattie Wilmoth, secretary, called the official membership roll to determine those eligible to vote. There were twenty-two (22) members present and four (4) property owners who sent proxies representing nineteen (19) homes. The election of board of directors for 2012 was held by secret ballot. Seven (7) of the current board of directors sought re-election and several new members were added to the ballot. The results of the vote (attached) were tabulated by Amber Chiplinski and Claire Williamson. The following members were elected for a one year term: Kristen Bachtell, Clint Chiplinski, Debbie Crouse, Austin Hovermale, Sidney Lewis, Devin McCreery, J.C. McSwain, Trudi Tooke and Paul Wilmoth. Pattie presented a copy of the new membership directory and village map to each family.

Under the section of "Good and Welfare" during the meeting, Trudi volunteered her home for the directors to meet at 7:00 p.m. on April 3rd to determine the officers and committee chairpersons and conduct any other appropriate business. There being no further business to come before the meeting, upon a motion made, seconded, and unanimously approved the meeting was adjourned.

Pattie Wilmoth, Secretary