

Deerfield Village Property Owners' Association, Inc. 2015 Annual Meeting Minutes

The annual meeting of Deerfield Village Property Owners' Association, Inc. was held at 7:00 p.m. on Tuesday, March 3, 2015 at 49 Rolling Green Court, Deerfield Village, Shepherdstown, WV. The meeting was called to order by president Paul Wilmoth. Board member, Sidney Lewis, introduced our guest speaker, Hali Taylor, Shepherdstown Public Library Director. She gave an informative slide presentation on libraries in general and the proposed new Shepherdstown Library in particular. She answered questions and hoped that all would support the project.

Secretary Jane McSwain read the minutes of last year's annual meeting that were approved as read.

As part of the annual reports, Paul said that all monthly board meetings had been held and he thanked Jimmy Williamson for his work with our web site. He encouraged everyone to use it to keep up to date on activities in the village. Paul also thanked all of the village volunteers who helped with projects this year, in particular with the planting of the trees gotten with the CommuniTree grant. He reported that he had several bids for the removal of the dead trees. These ranged from \$27,000 to \$60, 000. However, Brad Chandler offered to start cutting and removing them for the use of the wood for his own purposes. This has been ongoing and at no charge to the village. Paul asked us to thank Brad should we see him at work. The Department of Highways officials again assessed our entrance and did suggest a center strip and a stop line that they say will increase visibility. The Village paid to have these lines painted. The entrance does comply to all standards. Another village yard sale was held and it was a success.

Treasurer and Finance Committee Chairperson Devin McCreery presented the financial statement (see attached). Our dues base has increased with the addition of more families in the village. He explained that the Capital Fund was started to take care of continuing big-ticket items such as the removal of the dead trees, planting of new ones, a newer mower and road repair. The Communitree grant, no bills for snow plowing or gas reimbursement for mowing and the many volunteer hours have all helped to keep expenses manageable.

Rules and Policy Chairperson Kirk Bottner reported that the issue of dogs running at large in the village had been resolved. He also presented the Liability of Release form, which must be signed by any outside person who comes into the village to cut trees. This releases the Association and the homeowners from any liability should an accident occur (see attached).

Head of Streets and Grounds Committee Debbie Crouse said that there were only two homeowner requests for property improvement. Debbie reminded us that a homeowner who wants to make any property improvements must submit a proposal to her committee for approval. Common Area 1 had 24 new trees planted through Project CommuniTree grant. The Board plans to continue to replace trees as possible and encourages homeowners to become involved and plant trees as well. The Arbor Day Foundation sends trees and shrubs with a \$10 membership. Debbie said that other tree replacement options would be discussed later in the meeting. Deerfield Village participated in the Adopt-a-Spot program in the fall and plans to do so again in conjunction with Earth Day 2015. Debbie will keep us posted on the date.

Social Committee Chairperson Mike Bass thanked committee members, Joan Ergin and Sidney Lewis, for their help with the summer Bar-B-Que. A holiday party was held at the Bass home. Mike asked for suggestions for ideas for activities for the village. Three welcome baskets were created and delivered to new residents. Sidney will be emailing out the new directories and asked that everyone check their information for accuracy.

Under old and unfinished business, Paul reported that the road assessment issue has been a long process and our healthy Capital Fund reflects our due diligence to plan for it. As Devin reported, Paul reiterated that an individual road assessment might not be necessary if we are able to increase our dues slowly at 5% annually and continue to be prudent with expenses. All of the volunteer hours in mowing, plowing, and other clean up activities have kept down our expenses and he again thanked everyone.

Under New Business, Jane called the official roll to determine those eligible to vote. There were twenty-one (21) households present and one represented by proxy. Paul asked if there were any nominations from the floor to be added to the ballot. Susan Michener's name was added. The results of the vote (attached) that elected members for a one year term were as follows: Don Barth, Mike Bass, Patick Bonacorda, Kirk Bottner, Jim Bauer, Debbie Crouse, Erdem Ergin, Sidney Lewis, and Jane McSwain. The next board meeting will be at 7:15pm Tuesday, April 7th at Kirk Bottner's home.

Kirk then presented the Arboreal Policy that the board has been working on this past year. The grant will reimburse up to \$100 per lot for 10 lots per year for the planting of 2 trees in the common area. A request must be submitted in writing to the board. Once approved, the homeowner must purchase and plant the trees within 30 days or there will be no reimbursement. The complete policy and the list of acceptable trees are on the web site.

Jim Bauer reported that volunteers planted 24 flowering trees including dogwood, serviceberry, crab apple and redbud as a result of receiving a grant

from the WV Forestry in the fall. Jim applied again for a grant this spring and we were approved for 24 more trees. April 25th at 8am will be the probable date for planting. He will send out an email to confirm. The volunteer hours for planting count toward the cost of the trees. We exceeded our hours in the fall; therefore, we owed nothing for the trees. However, Paul pointed out that our contract mower does have to trim around these new trees so his rate may increase.

Under the Good and Welfare section of the agenda, Paul asked for any ideas or suggestions for future activities or projects. August Cabrera suggested a book club and she will contact interested people. Paul thanked all who made the effort to come to the meeting and for the many volunteers who make Deerfield Village a great place to live. Sidney proposed a standing round of applause for Paul for all he has done for the village and for many hours of service on the board. He was given a resounding one!

There being no further business, upon a motion made, seconded and unanimously approved, the meeting was adjourned and refreshments were served.

Jane McSwain, Secretary