

Minutes of Meeting of Board of Directors
of
Deerfield Village Property Owners' Association, Inc.

A meeting of the board of directors of Deerfield Village Property Owners' Association, Inc. was held on May 2, 2017 at 28 Field Crest Court, Deerfield Village, Shepherdstown, WV. The following directors were present: Kirk Bottner, Clint Chiplinski, Erdem Ergin, Mike Keefe, Sidney Lewis, Janie McSwain and Mike Vaeth. Mike Bass and Susan Hall-West were absent. Paul Wilmoth was present as developer. Association members in attendance were Kristin Bottner, Brian & Karen Blusius, Stephan & Amy Campbell, Joan Ergin, and Pattie Wilmoth. Bill Sturtevant also attended.

President Mike Vaeth called the meeting to order. Janie read the April minutes that were approved as read.

Under Committee Reports, Kirk said he was still working on resolving the existing violations but he expects no problems. Via email, Susan requested that a clean up day be scheduled for June 17th at 9:00AM. She also would like to do a walk through the Village to identify any issues. Clint volunteered to go with her. Sidney reported a successful Tree Planting. 20 adults and 11 children planted, mulched and staked 28 trees. He moved that we purchase a redbud tree as well as mulch for our established trees. The motion was approved and he and Bill will do that this week. The removal of 50 more dead trees was approved for 2017. A discussion about stump grinding was tabled until more research could be done. Pattie thanked Sidney for all of the work he has done by applying for the tree grants, organizing the tree planting, as well as identifying & marking the dead trees to be removed. He has made our Village a source of beauty for all of us. "Well done" was extended to him! A plan approval for Lot 10 was given to install a trampoline in the backyard within the confines of their plat. A landscaping plan for Lot 31 and a building plan for Lot 45 were also approved.

As part of the officers' reports, Janie reported that our filing with the Secretary of State has been done. The new signature card at the bank is being completed to allow three officers to conduct Association banking business. Erdem presented the financial report for April (attached) and reported that there is still one delinquent dues payment. As Lot 13 is under contract, Erdem will contact the agent for Lot 13 to ensure that the outstanding dues plus the 5% per delinquent months will be collected. When sold, the closing firm will call for the amount due plus interest of 5% per month and this will be added at that point.

Under Old or Unfinished Business, Kirk is working on the current covenant violations. Janie presented a copy of the letter Susan emailed and posted to Jamie Davis (attached). No response had been received as of meeting night. Mike V. and Kirk will be following up as to his intentions for completion of the issues for Lot 31. A Port-a-potty was dropped off today on Lot 40. No plans have been submitted for this Lot. Once digging has commenced, the Board will need to act. The PO box information is being updated to allow three officers to collect our mail.

Under the New Business section, after a lengthy discussion, building plans for Lot 33 and 46 were approved with the restriction that the houses must match the photo submitted and if any modifications or changes are made, a new form is to be submitted and ARC & board approval must be obtained before moving forward.

Under Good and Welfare section, it was suggested that our July meeting be held on the 11th as the first Tuesday is the 4th. Erdem offered to host the June 6 meeting at his home. There being no further business to come before the Board, upon a motion made, seconded and unanimously carried, it was adjourned.

Janie McSwain, Secretary