

Deerfield Village Property Owners' Association, Inc.

2017 Annual Meeting Minutes

The annual meeting of Deerfield Village Property Owners' Association, Inc. was held at 7:00 p.m. on Tuesday, March 7, 2017 at 49 Rolling Green Court, Deerfield Village, Shepherdstown, WV. President Mike Vaeth called the meeting to order.

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

As part of the annual reports, Mike Vaeth gave a brief overview of this past year's activities as President.

Treasurer Erdem Ergin passed out the financial statement (see attached), explained it and asked for any questions. Our dues base has increased with the addition of more families in the village. The CommunitiTree grant, no bills for snow plowing and minimal gas reimbursement for mowing and the many volunteer hours have all helped to keep expenses minimal. The one large expense this year was the removal of a portion of the dead trees. This will be an incremental and ongoing expense until this project has been completed. Funds have been budgeted for 100 more trees to be removed in 2017. Sidney has spearheaded the entire tree removal project and all thanked him with a round of applause.

Rules and Policy Chairperson Kirk Bottner reported that the few complaints he received had all been resolved by personal contact.

Head of Streets and Grounds Committee Debbie Crouse said that were 8 homeowner requests approved for property improvement that included landscaping and renovations. Pattie and Paul Wilmoth submitted an improvement form to plant 5 trees in the common area next to Lot 48. A new builder, JRD Investments, built a home on Lot 31. Debbie reminded us that a homeowner who wants to make any property improvements must submit a proposal to the Streets and Grounds committee for approval. The Board plans to continue to replace trees as possible and encourages homeowners to become involved and plant trees as well. She also reminded pet owners to pick up after their pets and to insure that the bags of waste are properly disposed of, not left on the trail or road.

Social Committee Chairperson Mike Bass thanked committee members, Joan Ergin and Sidney Lewis. A very successful holiday party was held at the home of Ian Gibson-Smith. Mike asked for suggestions for ideas for activities for the village and extended an invitation to any homeowner to participate in the planning, organizing and hosting of any future event.

There was nothing under old and unfinished business.

Under New Business, Janie called the official roll to determine those eligible to vote. There were twenty-three (23) households present with eight (8) represented by proxy. Mike recognized those on the ballot and thanked those retiring members. Voting

proceeded and the results of the vote (attached) that elected members for a one year term were as follows: Mike Bass, Kirk Bottner, Clint Chiplinski, Erdem Ergin, Mike Keefe, Sidney Lewis, Susan Hall-West, Jane McSwain, and Mike Vaeth. The next board meeting will be at 7:00pm Tuesday, April 4th at Erdem Ergin's home.

Sidney Lewis reported that we received a matching spring grant from the WV and US Department of Forestry. We will get 16 shade trees, which will be planted in the open area between Pathfinder Court and Mossy Oak Court. We also were awarded a second Tree Grant for an additional 12 trees to replace those along Deerfield Village Drive that did not survive. April 29th at 9:45am will be the date for planting and the rain date will be May 6th. He will send out emails to confirm date. The volunteer hours for planting count toward the cost of the trees so he encouraged everyone to plan to come for some or all of the 2.5 hours usually required for the planting. If at least 12 adults work the 2.5 hours, the \$1500 for the cost of the trees will be covered. Many people also put in work hours before the actual planting, as the trees must be picked up and stored prior to the event. Paul graciously digs the holes for the trees and Sidney thanked him for doing that every year we have gotten a grant.

Paul Wilmoth then spoke about future construction in the Village as all lots are now under contract. Residents need to be watchful of job sites and the activities occurring as new construction companies will now be working in the area. He asked that any concerns be reported to the board.

Under the Good and Welfare section of the agenda, Devin asked about the oversight of the Architecture Review Committee for the new construction. The new board will be more diligent in this area. Don Barth encouraged everyone to take advantage of the tree-planting event. It is a great time of camaraderie with neighbors. The man who comes with the trees is a very knowledgeable arborist and is willing to answer any questions. Mike thanked everyone who made the effort to come to the meeting and for the many volunteers who make Deerfield Village a great place to live.

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

Jane McSwain, Secretary