

Deerfield Village Property Owners' Association, Inc.

2018 Annual Meeting Minutes

The annual meeting of Deerfield Village Property Owners' Association, Inc. was held at 7:00 p.m. on Tuesday, March 6, 2018 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.

Finance Chairman Mike Keefe reported that we were in firm financial standing through out the fiscal year 2017. The main change for expenses was for anticipation of snow removal and de-icing of the roads. An outside contractor has been hired for this. Several discussions have been held regarding the future condition of our asphalt road. This will require a large capital outlay and the POA needs to determine how this will be met. The Finance Committee will continue to project the expense required and the Board voted to increase dues to meet future needs and any surplus will be applied toward the asphalt road repairs.

Rules and Policy Chairperson Kirk Bottner reported that the few complaints he received had all been resolved by informal methods. Kirk reminded all Villagers of the posted 20 mph speed limit on our streets and asked that we stay within that limit and remind any visitors to slow down. He also addressed the large amount of litter by the road and along the trail. There are lots of cigarette butts as well as dog waste and construction debris. He asked that we all be diligent in keeping our Village neat and tidy. The construction crews have been repeatedly asked to police their areas but without much success. We will continue to check on these areas.

Head of Streets and Grounds Committee Susan Hall-West reported we have had a total of 5 new build on Lots 31, 33, 40, 45 and 46. The build on Lot 43 will start soon. There were ongoing requests for changes for the builds on Lots 40, 46, and 31. The Board ultimately approved all these requests. There were 33 Property Improvement/Landscaping Approval requests and all were approved. Several new trees have been planted in the common area thanks to some homeowners. Able volunteers weeded and mulched 63 trees on Deerfield Village Drive. Our 8 volunteer mowers of the common areas were thanked for their continued work. Lots of wind damaged many of the shingle roofs and letters were sent to all as a reminder to have these repaired. Several trees were uprooted during the most recent wind and these will be removed. Our Adopt-a-Spot was not active this past year but many volunteers have collected lots of litter by the common areas, the path and Rt. 480. Susan thanked one and all.

Social Committee Chairperson Mike Bass was absent and no report was provided.

There was nothing under old and unfinished business.

Under New Business, Janie called the official roll to determine those eligible to vote. There were nineteen (19) households present with eleven (11) 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, Debbie Crouse, Mike Keefe, Sidney Lewis, Jane McSwain, Lisa Vaeth and Mike Vaeth. The next board meeting will be at 7:00pm Tuesday, April 3^h at Kirk Bottner's home at 28 Field Crest Court..

Sidney Lewis reported that a 2018 Spring Tree Grant was not applied for; however, a request for a grant for Fall 2018 will be submitted. Sidney has met with Bradley Chandler who signed a Yearly Liability Release while he cuts some dead trees and removes all of the tree debris. This process is at no cost to Deerfield Village. Nova Pennington will again be contracted to remove large tracts of dead trees.

Paul Wilmoth then spoke about future construction in the Village as all lots are sold. 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, Paul said that he and Pattie will continue to monitor the path and do such repairs as are necessary. He may schedule a Trail Repair Day in the future and will notify all about a date. Susan asked if there was any interest in a Village Yard Sale. She will pass on the names of those who want to participate to Joan Ergin for coordination. 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 at 8:00PM and refreshments were served.

Jane McSwain, Secretary