

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 at 7:00PM on October 5, 2021 at 475 Deerfield Village Drive, Deerfield Village, Shepherdstown, WV. The following directors were present: Kirk Bottner, Debbie Crouse, Mike Keefe, Janie McSwain, Bill Speg, and Mike Vaeth. Paul Wilmoth and Ryan Wilgor attended via zoom. Amy Hall was absent. Bill Sturtevant and homeowner Brian Blusius were also present.

Pres. Mike Vaeth called the meeting to order at 7:08 PM. The September minutes were approved as amended.

During committee reports, Mike K. recommended that the dues be increased by the full 5% for the 2022 budget. A motion was made by Janie McSwain and seconded by Debbie Crouse to increase the annual dues to \$477.00 per lot for the upcoming year. The motion passed. Mike also reported that the web site is up and back to a more user-friendly site. Heather Thorn has assumed the reins and will be sending out an email to everyone asking for suggestions for posting on the site. Bill Speg (Streets & Grounds) reported that he received an improvement request for Lot 47 to install solar panels on their roof. All criteria was met and the request was approved. Amy reported via email that a welcome basket has been distributed to the new people on Lot 13.

During the reports of officers, Mike K. (Treasurer) presented the September financial report. All items look to be in line with the budget and our bills are paid.

Under old business, Bill S. will be sending out reminders to everyone about the Tree Planting on Saturday, October 23. A sign will be put in the kiosk. Janie will also send out a notice of the Adopt-A-Spot cleanup on November 13th and an email about the Community Wellness Walk-Through on October 16th. Signs for these two events will be posted at the kiosk.

Under new business, Bill (Streets & Grounds) asked that Guidelines for solar panels be considered. Several suggestions: work must be done by a licensed contractor, panels are to be installed on the roof and must be flat against the roof, and the request must be approved before installation. A draft will be worked on and be discussed at the November meeting. Bill also noted that he would be willing to address the continuing care of our new trees to include the removal of the stakes and cages from the more mature. He will also investigate how long the trunk protectors should stay on. The deer have damaged several trees recently! Janie apologized for removing the protectors on the advice of Zach with Cacapon Institute. Zach doesn't know our deer!

Under Good and Welfare, the November 2, 2021, board meeting was discussed as possibly being at Janie McSwain's home. There being no further business to come before the board, upon a motion made, seconded, and unanimously approved, the meeting was adjourned at 7:44 PM.

Janie McSwain, Secretary