

# Draft

## Deerfield Village Property Owners' Association, Inc. 2022 Annual Meeting Minutes

The annual meeting of Deerfield Village Property Owners' Association, Inc. was held at 7:00 p.m. on Tuesday, March 1, 2022 via Zoom. President Mike Vaeth called the meeting to order at 7:00PM.

Secretary Janie 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. During the pandemic, the Board continued to meet monthly via Zoom. Mike thanked the board, the volunteers who mow and care for the mower, those who do trail maintenance, and ones who see to the removal of downed trees. This is all done by those in the Village who volunteer their time and talent.

The Treasurer monitors the monthly income and expenditures of the association. Treasurer Mike Keefe went over the income and expenses for the past year, noting that the large expenditures continue to be common area mowing, mower repair and gas. He reported that the board hopes to put more into our Money Market and build towards the future road paving when needed. The association income was \$22,896.00 with expenditures of \$12,019.54. Our reserves are \$70,281.24 as of December 31, 2021.

The Finance Committee meets when needed and makes recommendations for financial planning. Finance Chairman Mike Keefe reported that we were in firm financial standing through out the fiscal year 2021. Discussion was held at several past meetings regarding the future condition of the asphalt road in the development including the individual streets. The roads were projected to last 15-20 years and a projected repair cost was about \$162,000. The annual dues were raised to \$455 to help us build more reserves for future projects. The board decided to do less mowing of the grass along Deerfield village Drive thereby saving \$230 per month.

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. The usual issues of dog waste and cigarette butts are ongoing but to a lesser degree. Kirk also reported that a property owner's compliance review was done in the spring 2021 and will be done again this spring. The issues were resolved by the residents. The Adopt a Spot cleanup will be done in early April. All of this helps to keep our neighborhood looking its best!

Head of Streets and Grounds Committee Bill Speg reported that 17 home/landscaping improvement requests were submitted and approved. These requests included new roofing, painting, fence installs/removals, deck installation or

expansion and one request for a solar installation. The new Guidelines for solar installation in Village will be instituted soon and will be on the website. Bill said the grass mowing and dead apple tree removals will continue throughout the year. The removal of the dead trees will be an ongoing activity for both beautification and to clear dead material for general mowing. All are welcome to help!

Social Committee Chairperson Amy Hall and Ryan Wilgor reported that new families had been given welcome baskets. There were no social activities offered this year due to Covid restrictions.

There was nothing under old and unfinished business.

Under New Business, no roll call was necessary as Debbie had instituted electronic balloting via Google Forms. A total of 30 households voted. Patti Wilmoth confirmed the election results. The results of the vote for Board members for a one-year term are: Kirk Bottner, Debbie Crouse, Amy Hall, Mike Keefe, Jane McSwain, Bill Speg, Ryan Wilgor, Paul Wilmoth, and Mike Vaeth. The next board meeting will be at 7:00pm Tuesday, April 5th at Janie McSwain's house.

Bill Sturtevant gave a presentation about the Spring 2021 YourBMP project. There was a total of 56 trees planted by 15 Village families. In the Fall 2021 YourBMP project, 17 families planted 60 trees. The Spring 2022 YourBMP project will have 12 families planting 44 trees on April 9th. A successful planting for all to enjoy. We will be applying for the 2022 Fall YourBMP grant.

Bill Sturtevant gave an overview of the CommuniTree Program in which we partner with The Cacapon Institute. In 2021, we applied for and received a Spring and a Fall grant. 24 trees were planted in common areas in the Spring and in the Fall. We will be planting the 2022 Spring CommuniTrees. Planting will be on Saturday, April 9<sup>th</sup>. Information will be sent out about the dates for tree pickup and distribution. Volunteers to do this pickup will be needed. He thanked everyone who has participated in these plantings. Over 7 years, 800 trees have been added to Deerfield Village in private yards and in the common areas. It has been a real team effort!!

Under Good and Welfare, Mike Keefe thanked Heather Thorn for assuming the Deerfield Village website. She would like to include any local news or events so please send her any information you would like to see on our website ([www.deerfieldvillagewv.org](http://www.deerfieldvillagewv.org)). The upgrade to the site has been fantastic...thank you, Heather.

There being no further business, upon a motion made, seconded and unanimously approved, the meeting was adjourned at 7:40PM.

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Janie McSwain, Secretary