

Deerfield Village Property Owners 'Association, Inc. 2023 Annual Meeting Minutes

The annual meeting of Deerfield Village Property Owners 'Association, Inc. was held at 7:00 p.m. on Wednesday, March 1, 2023, 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.

President Mike Vaeth welcomed the new neighbors who arrived during 2022. Mike then thanked the board, the volunteers who mow and care for the mower, those who do trail maintenance, and who see to the removal of downed trees in the common areas.

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 and expenses of \$12,985.35 for Fiscal Year 2022. We did increase our dues 5% in 2022 but froze them for Fiscal Year 2023.

Finance Chairman Mike Keefe reported that we were in firm financial standing throughout the fiscal year 2022-2023. The roads were projected to last 15-20 years and a projected repair cost was about \$162,000.

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 2022 and will be done again this spring. Any issues were resolved by the residents. The Adopt A Spot cleanup will be done in April 1.

Head of Streets and Grounds Committee Bill Speg reported that 7 property improvement approval requests were submitted and approved. These requests included new roofing, painting, deck awning installation, parking pad, flagstone walk/porch upgrade, and one request for a solar installation. The 2022 solar install was done by Solar Hollar who worked closely with us to ensure a clean install with conduit runs within the home structure and much of the required equipment placed within the home garage. There were also 2 landscaping approval requests submitted. Bill said the grass mowing and dead 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. The walking path requires continual monitoring.

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

Kirk Lattner has assumed the website for the Village and is working to update it. He will continue to add photos as he receives them.

There was nothing under old and unfinished business.

Under New Business, Vice-Pres. Debbie Crouse instituted electronic balloting via Google Forms. A total of 30 households voted. Pattie Wilmoth confirmed the election results. The results of the vote for Board members for a one-year term are: Jason Blough, Kirk Bottner, Debbie Crouse, Amy Hall, Mike Keefe, Kirk Lattner, Jane McSwain, Paul Wilmoth, and Mike Vaeth. The next board meeting will be at 7:00pm Tuesday, April 4th. Location to be determined and notice will be sent out to all.

Bill Sturtevant gave a presentation about the Spring 2022 YourBMP project. There was a total of 32 trees planted by 12 Village families. There was no Fall BMP program due to funding. The Spring 2023 YourBMP project will have 40 trees to be planted by 7 families. Special thanks to Ian Gibson-Smith and Susan Hall-West & Jim West for purchasing a total of 22 trees!!

Bill Sturtevant gave an overview of the CommuniTree Program in which we partner with The Cacapon Institute. In 2022, we applied for and received a Spring and a Fall grant. 24 trees were planted in common areas in the Spring with 23 neighbors helping. 24 trees were planted by 36 helpers the Fall 2022. We will be planting the 2023 Spring CommniTrees on Saturday, April 8^h. Information will be sent out about the dates for tree pickup and distribution. Bill thanked everyone who has participated in these plantings. He also thanked the members of the "Mow Team" who donate hours of time to mowing the majority of the common ground. Bill and Lois Speg and Janie McSwain have helped him cutup and remove many fallen dead trees.

Under Good and Welfare, Kirk Bottner thanked Bill Speg for the excellent job he has done as head of Streets and Grounds. He will be missed on the Board.

There being no further business, upon a motion made, seconded and unanimously approved, the meeting was adjourned at 7:25PM.

Respectfully submitted,

Janie McSwain, Secretary