

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 7:00 PM on December 2, 2025 at 28 Blossom View Court, Deerfield Village, Shepherdstown, WV. The following directors were present: Kirk Bottner, Mary Casciotti, Sunny Gurna, Susan Hall-West, Kirk Lattner, Bill Speg and Mike Vaeth. Jason Blough and Masuma Farley were absent. Pattie Wilmoth attended the meeting and substituted as secretary, along with Janie McSwain and Bill Sturtevant.

President Mike Vaeth called the meeting to order. The minutes from the November meeting will be approved in January.

During committee reports, Mary (Finance) explained that there were two mows in November which were reflected in this month's report. She also presented the revised budget for 2026. The budget (attached) was approved at the November meeting with the changes she made. Kirk Bottner (Rules and Policy) stated that there were no complaints this past month. He did speak to the owners of Lot 15 about a broken shutter. As a result, they removed all the shutters on the house. He will speak to the owners of Lot 5 about their broken shutter. Kirk Lattner (Website) reported that he still needs the board meeting minutes since April to add to the website. Pattie offered to try and help gather them. Susan (Social) asked board members to notify her if anyone moves into the Village.

During the report of officers, Pattie informed the Board about the health issues of the secretary at this time. The Board expressed their sincere concern and will look forward to her return. The Board discussed and approved the dues letter that would be sent to all property owners which includes the budget for 2026.

There was no Old Business that was not covered already in committee reports.

Under New Business, Sunny shared that he and his family will most likely be moving to Leesburg. Members expressed their appreciation for the work he had done, especially with drones, to film the Village for the website. Bill Sturtevant shared the details of the snow plowing contract. A motion was made, seconded and unanimously approved to accept the contract from Scott Lanham with minor changes that Bill will communicate to Scott.

The next meeting will be on January 6th at Mike Vaeth's home.

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

Pattie Wilmoth, Substitute Secretary