

Deerfield Village Property Owners' Association, Inc. 2025 Annual Meeting Minutes

The annual meeting of Deerfield Village Property Owners' Association, Inc., was held at 7:00 PM on Tuesday, March 4th, 2025, via Zoom. Twenty people participated in the meeting. President Mike Vaeth called the meeting to order.

Secretary Janie McSwain read the minutes of last year's annual meeting that were approved as read.

Mike Vaeth thanked everyone on the Board for their work this past year. He also thanked the large number of volunteers who cut up downed trees, mow the common area, and pick up litter. All of this makes Deerfield Village a beautiful place to live.

Mike Keefe, Treasurer and Finance Committee Chair, explained the income and expenses for the past year, noting that the dues of \$495 pay for mowing, snow plowing, insurance, electricity for streetlights, social activities, and saving for the larger future items. Reports are made at each monthly meeting showing expenses paid to insure adherence to the yearly approved budget. The only item that exceeded our budget this year was the purchase of a new John Deere mower for the common ground mowing. As of today, our total assets are \$116,166.23 including a CD of \$51,121.82. We are changing from fiscal year of reporting to calendar year. Mike thanked the Board as well as the residents for their support of the 7 years that he was Treasurer.

Kirk Bottner, Rules and Policy Chair, reported some issues with on-street parking and speeding. Most have been resolved by his contacting personally the offenders. There continues to be cigarette debris at the mail/bus shelter.

Bill Speg, Streets and Grounds Chair, reported that he had received 18 Property Improvement requests that included a front door replacement, new roofs, a driveway expansion, a new patio and deck, and a backyard fence. There were many downed trees last year which were cut up and stacked for anyone to pick up. There has been an influx of lantern flies due to the abundance of the invasive Tree of Heaven. Bill encouraged residents to contact him if they had concerns about the Village grounds.

Amy Hall, Social Committee Chair, reported that new families had been given welcome baskets. A successful Village picnic was held the first weekend in June. This is planned to be an annual event.

Kirk Lattner is the manager of the Village website and is working to improve it. He will be putting up photos from around the Village.

There was no Old or Unfinished Business.

Under New Business, 29 households voted via the electronic ballot system established by Kirk Lattner. Pattie Wilmoth confirmed the votes that were sent to the election verification team. The following were elected for a 1 year term to the Board of Directors: Jason Blough, Kirk Bottner, Mary Casciotti, Masuma Farley, Lisa Frey, Sunny Gurna, Kirk Lattner, Bill Speg, and Mike Vaeth. The next meeting will be held on Tuesday, April 1st at 7:00 PM.

Bill Sturtevant discussed the BMP Program that the Village does with the Cacapon Institute. Trees can be purchased and planted on an individual's property or in the common ground. In the Spring, only 8 participated, so it was suggested to only do the program once a year.

Bill also gave an overview of the CommuniTree Program with the Cacapon Institute. We receive 24 trees that are planted in the common area. Volunteer hours offset the cost of the trees. Deerfield Village residents planted in the Spring and Fall of 2024. We have planted a total of about 1,000 trees over the years through this program. Bill thanked all who have participated in the past. He also thanked the 17 members of the "Mow Team" who have donated countless hours.

Jason Blough shared that he is in contact with the mowing company that mows the entrance and along Deerfield Village Drive. Contact him should anyone have concerns.

Under Good and Welfare, Janie thanked the board for the assistance given to her over the 11 years that she was Secretary to the association. She welcomed the new members to the Board.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Janie McSwain, Secretary