

Deerfield Village Property Owners' Association, Inc. 2026 Annual Meeting Minutes

The Annual Meeting of Deerfield Village Property Owners' Association, Inc. was held at 7:00 PM on Tuesday, March 3rd, 2026, via Zoom with 21 people participating in the virtual meeting. President Mike Vaeth called the meeting to order.

Secretary Pattie Wilmoth read the minutes of the 2025 Annual Meeting that were approved as read.

Mike thanked last year's board members for their hard work, the mow team for maintaining the common areas, and all property owners contributing to make our neighborhood beautiful.

Treasurer Mary Casciotti thanked former Treasurer Mike Keefe for his guidance. The Village has a savings of \$102,000. Last year's expenses were around \$17,000 on budgeted items like road repair, trail maintenance, mowing, snow plowing, electricity, and welcome baskets. She highlighted the Village responsibility for road maintenance and resurfacing when needed. A quote in 2025 estimated a cost of \$209,000 for resurfacing which could rise to \$320,000 in the next 9-10 years. The POA cannot borrow money, so household assessments would be needed to pay for the large expense. She recommends saving whenever possible to have more accumulated when the time comes that we need it.

Bill Speg, Streets and Grounds Chairperson, reported that he received 13 property improvement requests for fences, decks, patios, driveway expansion, painting, both tree removal and tree planting, a flagpole and a sprinkler system. All have been processed. There is ongoing maintenance for common ground and the trail, especially the removal of fallen trees. He encouraged residents to report any concerns about the grounds to him.

Kirk Bottner, Rules and Policies chair, reported that he dealt with 8 issues last year that were all resolved through personal contact with the homeowner. Cigarette butt littering is significantly reduced, but chew pouches are more prevalent.

The Social Committee Chair Susan Hall-West assumed the role in September. She welcomed new neighbors and clarified Village policies. She is stepping down due to physical limitations, but she is willing to help her successor.

Kirk Lattner, our Website Chair, reported that he renewed our permit through June. Past board member Sunny Gurna has offered to host our website free of charge. The Board will review our website and make recommendations for a fresher look.

There was no Old and Unfinished Business.

Under New Business, Paul Wilmoth gave the result of the election of board members that he, Steve Campbell and Susan Hall-West had verified. He explained that 29 households had voted anonymously via the electronic voting that Kirk Lattner monitored. Those elected to a 1 year term are Jason Blough, Kirk Bottner, Mary Casciotti, David Cebulski, Kirk Lattner, Debbie Scott, Bill Speg, Mike Vaeth, and Pattie Wilmoth. The next meeting will be April 7th at 7:00 PM at Mike Vaeth's home.

Next followed an extensive discussion about speeding on Deerfield Village Drive by not only delivery drivers, but also residents and their guests. Kirk Bottner described several examples of speeding and a near-misses while walking, especially in the evening. Mike Vaeth stated that speeding is easily observed at night looking out of his windows and that the Board was doing some explorative research on ways we could deal with the problem. Kirk Bottner, Kirk Lattner and Mike Vaeth commented on the possible solutions like speed humps, radar speed signs, lines on road to narrow lanes and allow for a walking path, or stop signs on the main road. Owners were encouraged to deliver their feedback in no more than 3 minutes each. Mike Bass, Steve Campbell, Lisa Frey, Susan Hall-West, Tom Williamson and Ron Wylie voiced their individual thoughts. A question was raised about the speed problem being a wholistic problem or an issue with just a few. Kirk Bottner clarified that any speeding problem had to be addressed by the residents, since the Sheriff's office does not police private roads unless there is a DUI incident. There were positive and negative opinions shared, plus a suggestion for a committee to be formed to talk with "speeders" in the Village. The Board will continue to research the issue and make a recommendation to the property owners in the future. A couple owners voiced that this type of expense should be budgeted. Mike Bass suggested the roads be sealed, instead of concentrating on repairing the cracks, which the Board will obtain estimates on when needed.

For the Good and Welfare part of the meeting, Susan Hall-West proposed "court captains" to monitor residents' well-being, improve communication, and relay any issues to the board. She will follow up on this with the new Social Chair.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Pattie Wilmoth, Secretary