

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 February 3, 2026 at 425 Deerfield Village Drive, Deerfield Village, Shepherdstown, WV. The following directors were present: Jason Blough, Kirk Bottner, Mary Casciotti, Susan Hall-West, Kirk Lattner, and Mike Vaeth. Masuma Farley and Sunny Gurna were absent. Pattie Wilmoth attended the meeting and substituted as secretary, along with Steve and Amy Campbell, David Cebulski and Paul Wilmoth.

President Mike Vaeth called the meeting to order. The minutes from the November meeting were approved as written. The January minutes were approved with a correction that seven Board members were choosing to have their names placed on the 2026 ballot.

During committee reports, Mary (Finance) reported that to date all 48 property owners had paid their dues. She acknowledged that one owner paid \$1 extra and one paid \$.99 extra. She also commented on the excellent snow plowing and fair charge by the company. (The financial report is included here.) Kirk Bottner (Rules and Policy) stated that there were no complaints this past month. He did email the owners of Lot 5 about their broken shutter, but has not received a response. Kirk was asked to evaluate a sheet that Pattie had designed about document retention for HOAs. He accepted the duty. Susan (Social) spoke about several ideas that she would like to share with the new chairperson for next year. She will type up her thoughts and they will be given. Kirk Lattner reported that the minutes were caught up to date on the website.

During the report of officers, Pattie thanked Mary and Janie for help with files for both the Treasurer and Secretary. She acknowledged Susan for help with the Annual Meeting sign.

Under Old and Unfinished Business, the Board unanimously approved Pattie to fill the vacant Secretary position, and David Cebulski to fill the vacant position left when Sunny moved. Next, there followed a lengthy discussion about speed tables and side line striping to try to reduce speeding in the Village. The discussion included many examples of excessive speeding that have been observed, bids for the installation and for the side line painting, the effectiveness of either of these actions, and numerous concerns of property owners. Steve emphasized that notification to the entire Village and budgeting for the agreed upon course of action should be considered.

Under New Business, the annual meeting notice was approved (included). Kirk L. explained how the online voting is accomplished. Paul, Steve and Susan were chosen to be the three required "Inspectors of Election" that evening. The owners of Lot 13 have requested that notifications be mailed and that emails not be sent. The agenda was approved with the addition of the names of directors who will discuss speeding issues and possible preventions.

The next meeting will be at 7:00 on March 3rd via Zoom.

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

Pattie Wilmoth, Substitute Secretary