

**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 June 2, 2026, at 425 Deerfield Village Drive, Deerfield Village, Shepherdstown, WV. The following directors were present: Jason Blough, Kirk Bottner, Mary Casciotti, David Cebulski, Kirk Lattner, Bill Speg, Mike Vaeth and Pattie Wilmoth. Debbie Scott was absent. Also in attendance were Debbie Crouse, Lisa Frey, Susan and Jim Hall-West, and Paul Wilmoth.

President Mike Vaeth called the meeting to order. The minutes from the May meeting were approved as written and distributed.

During committee reports, Mary (Finance) highlighted the totals on the financial report which was emailed prior to the meeting designating monies that are available for expenses. She contrasted those totals with monies that are held in CDs for major savings and larger expenses. (Report attached to paper copy.) The Streets and Grounds report was presented by David who, along with last year's chair Bill Speg, said that the swing set erected on Lot 30 was not a permanent structure, therefore a permit was not technically needed. One request for a new front door for Lot 17 was pending approval, which was clarified by the owner at the meeting. We have received one quote for sealing the road. Kirk B. reported that there were no new complaints to the Rules and Policy Committee. There continues to be speeders. Kirk L. said he plans to renew the website for the minimal time of six months and explore changing host companies. "Go Daddy" was suggested and commented on by several people as being easy to use and less expensive. Kirk will research this goal.

For Reports of Officers, Mike commented that he was unable to find a speed sign that also recorded vehicle information at a realistic price for the Village. Pattie reported that she contacted the Secretary of State office and The WV Tax Department offices and was pleased to report that Deerfield Village Property Owners' Association, Inc. is indeed categorized as a nonprofit. Anytime the Village uses this status to avoid taxes in a purchase, a legal document must be given to the seller. She and the Treasurer have copies for use in the future to be in compliance.

Under Old and Unfinished Business, Pattie highlighted that there was only one somewhat negative comment in response to the Board approved letter (attached) about speeding that was emailed to all in the Village. Mike responded to this email by noting the volunteer nature of all Board members, plus that all board meetings are open for members. Seven Villagers posted extremely positive and supportive comments about Mike's response. During the discussion on road surface coating, David said he was expecting two more quotes this week to add to the one we already have. Paul stressed that any major expenses, like sealcoating, should be included in the annual budget that has been approved and sent to all property owners. Several members commented on the excessive speed of some members who are mowing, especially on the trail. Kirk B. will look into developing a release of liability form for mowers to sign.

During New Business, a schedule for hosting monthly meetings was presented and most members signed up. Pattie asked if the Board would consider donating the small metal signs that are stored in the mower shed to Shepherd University since they have not been used for years. A motion was made and unanimously carried to do so. At the request of Debbie S., the annual picnic date was discussed. The date of Saturday, August 29th was suggested, pending Debbie's acceptance.

For Good and Welfare, the next meeting will be at 7:00 on July 7th at 476 Deerfield Village Drive.

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

Pattie Wilmoth, Secretary