

**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 July 7, 2026, at 19 Mossy Oak Court, Deerfield Village, Shepherdstown, WV. The following directors were present: Jason Blough, Kirk Bottner, Mary Casciotti, David Cebulski, Kirk Lattner, Debbie Scott, Bill Speg, Mike Vaeth and Pattie Wilmoth. Also in attendance were Mike Keefe, Chuck Megginson and Paul Wilmoth.

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

During committee reports, Mary (Finance) highlighted the financial report which was emailed prior to the meeting and emphasized that the money spent in June was due to charges for mowing. (All reports attached to paper records.) The Streets and Grounds report was presented by David who said that there were no new property change requests last month. Kirk B. (Rules and Policy) reported that twice he called the company that owns Lot 8 to request that the grass be mowed or there would be a consequence for the violation. Mike shared a complaint from Lot 16 about firework debris on their driveway. He explained that he inspected the driveway with the owner and found no evidence of damage. He encouraged them to write a letter (attached) to the Board. The letter was shared and the Board discussed its content in order to consider any possible adjustments for next year's "Bottner Bash". Debbie (Social) said that plans are solidifying for the August community picnic. An announcement was posted and emailed to owners. The board members offered to help in any way needed. Kirk L. (Website) said he renewed the website until December. He and Pattie will work on some needed updates.

For Reports of Officers, Mary shared that Steve Campbell had sent out a John Deere mower training video on safety for all Village mowers to watch.

Under Old and Unfinished Business, during the discussion on road surface coating, David said he had received all three quotes. A suggestion was made to not re-paint the center yellow road line whenever the sealing is done, since it could be added later. A decision about sealing the road will be made when it is closer to establishing a budget for next year. Mike Keefe presented information (attached) that he gathered from the three major delivery companies – Amazon, FedEx and UPS. Contact phone numbers will be shared in an email that would allow a property owner to report a delivery driver who is speeding.

During New Business, Pattie suggested the insurance policy for Deerfield Village be reviewed since it was initiated 20 years ago. Paul volunteered to speak with Tom Miller, our former agent and a current property owner, to ask if he would analyze the policy for today's needs. Bill Speg mentioned that due to the recent heavy rains the path needed some repair. A motion was made and passed to allow him to contact a previous contractor and make the repairs within the budget.

For Good and Welfare, the next meeting will be at 7:00 on August 4th 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