

**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 August 4, 2026, at 476 Deerfield Village Drive, Deerfield Village, Shepherdstown, WV. The following directors were present: David Cebulski, Kirk Lattner, Debbie Scott, Bill Speg, Mike Vaeth and Pattie Wilmoth. Absent directors were Jason Blough, Kirk Bottner and Mary Casciotti. Also in attendance were Susan Cebulski, Chuck Megginson and Paul Wilmoth.

President Mike Vaeth called the meeting to order. The minutes from the July meeting that had been previously distributed via email were approved as written.

During committee reports, the financial report from Mary, which was emailed prior to the meeting, was discussed. (All reports attached to paper records.) It included all the normal expenses for electricity, mowing and reimbursement for gas. The Streets and Grounds report was presented by David who said that there were no new property change requests last month. Debbie (Social) shared plans for the August community picnic. The Board members added suggestions and volunteered to supply some of the necessary equipment and labor for the event on August 29th.

Under Old and Unfinished Business, Bill reviewed the need for repair of erosion to the walking trail caused by heavy rains. He has contacted Phil Pittsnogle, who has worked on our trail previously. He will come after Labor Day to evaluate what needs to be done and prepare an estimate for the work. Last month, the Board approved any work that stays within budget. Paul shared that he had spoken to a retired Village insurance agent and asked that he evaluate our current liability policy with Erie Insurance. After Paul's presentation of the highlights of our policy, the Board feels we are adequately covered, but would like Paul to meet the current owners of the insurance company to establish contact with an agent.

During New Business, David shared photos on his computer of erosion at a storm water easement between Lots 36 and 37 that he was made aware of by the owners of Lot 36. Paul used the plat for Deerfield Village to explain how all the drainage leads to the Storm water ponds. The Board has recommended that Phil Pittsnogle evaluate what could be done to repair the area for better drainage with less erosion. Kirk L. shared the duties that had been "handed" to him during the last year that include maintaining email addresses for property owners, sending emails to the Village, creating annual ballots for voting and establishing the annual Zoom meeting. He wants to have time to focus on improving the website, rather than using his volunteer time with these other jobs that are not related to website maintenance. He prepared and distributed a direction sheet for board members to follow when needing to contact any property owner or group of owners. We will try to find a volunteer to help with voting and the Zoom meeting when the new year begins.

For Good and Welfare, the next meeting will be at 7:00 on September 1st at 28 Field Crest Court.

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

Pattie Wilmoth, Secretary