

**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 September 1, 2026, at 28 Field Crest Court, Deerfield Village, Shepherdstown, WV. The following directors were present: Jason Blough, Kirk Bottner, David Cebulski, Kirk Lattner, Debbie Scott, Bill Speg, Mike Vaeth and Pattie Wilmoth. Absent director was Mary Casciotti. Also in attendance were Chuck Megginson and Paul Wilmoth.

President Mike Vaeth called the meeting to order. The minutes from the August 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 was only one new property change requests last month. After discussion, it was decided to ask the owners of Lot 10 to supply more information about the painting they want to do to the exterior of the home. Kirk B. (Rules & Policy) said that there were no formal complaints or issues last month and that he will write a waiver for lawn mowing individuals to sign. Debbie (Social) shared her evaluation of the community picnic. She had hoped for more participants, but overall thought all went well. The expenses were under budget. She thanked people who donated time, food and equipment. Several board members added positive comments. Kirk L. explained that Google safety features/restrictions would not let board members use the account he had hoped would make emails to the Village easier. He is continuing to research prices for a new website.

Under Old and Unfinished Business, Bill shared that he had contacted Phil Pittsnogle, who has worked on our trail previously, to get the estimate of \$4,800 to repair the erosion in the trail. Since the last meeting, Jason Hall sprayed weeds and worked on some of the eroded spots on the trail. After discussion, it was decided to postpone the repair by an outside company. Bill offered to contact a rental company to determine if appropriately sized equipment could be used to add stone in eroded spots on the walking trail. The owner of Lot 36 sent videos of recent storm water rushing through the pipe between his property and Lot 37. He was worried that water would enter his basement, if the pipe would collapse. Paul and other Board members agreed that the pipe is sound and the storm water drain is functioning the way it should, even though some erosion has occurred. Bill offered to research cost and possible delivery of 3"-4" stone to add to the storm management drain between Lots 36 and 37.

During New Business, it was suggested that the cost of renting some type of equipment or machinery to cut back the Autumn Olive that is invading the trail be included in the budget for the coming year.

During the Good and Welfare section of the meeting, Chuck shared that Charles Town Utility Board had replaced the sewer cap that had a hole in it located in the common area behind Lots 35 and 36. Jason suggested the Board research planting a few trees along Deerfield Village Drive between Blossom View Court and Field Crest Court. The next board meeting will be at 7:00 on October 6th at 463 Deerfield Village Drive.

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

Pattie Wilmoth, Secretary