

**Minutes of November 5, 2024 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 P.M. on November 5, 2024 at 475 Deerfield Village Drive, Deerfield Village, Shepherdstown, WV. The following directors were present: Mike Keefe, Mike Vaeth, Kirk Bottner, Kirk Lattner, Bill Speg, Debbie Crouse, Jason Blough and Amy Hall. Visitors present were Paul and Pattie Wilmoth and Lindy Keefe. Janie McSwain was absent.

President Mike Vaeth called the meeting to order at 7:00 P.M. The October minutes were approved with the correction of Amy Hall being present..

Finance: Mike Keefe talked about the finances for the fiscal year. An overlooked cost for website usage of \$681 dropped the fiscal year net income down lower than expected. Lawn service was also higher than estimated. He thought we could ride out the fiscal year if the plowing expenses for the winter 2024-25 would not be expensive. If necessary, we would have to dip into reserves. He will keep the Board informed.

Website: Kirk Lattner reported on the website. He is working on a way to monitor for posted questions that he would then be able to respond to in a timely manner.

Rules & Policy: The Board discussed trash and parking problems with the POA that are on-going. There was a discussion on homes being used as an Airbnb in Deerfield. There is no policy at this time on the issue. Most members were in favor of limiting or rejecting Airbnbs. Kirk will draft a ruling and it will be discussed at the December meeting.

Streets and Grounds: Bill Speg reported updates on the planting of trees. We did not have enough time to involve the majority of Deerfield and Bill ended up making holes with Scott (Winter Plowing agent), Lois Speg and Jason and Amy Hall to plant the trees themselves. They sought to avoid any places close to the path that would cause future problems with roots.

A problem occurred when a couple of holes were dug in the drip area and punctured some of the drip lines. Bill contacted the Jefferson County Utilities and the Charles Town Sewer facility. The holes were filled in by them but some water appears to be still leaking. Bill will monitor and continue to work with the County Utilities.

Deerfield will be scaling back the number of trees to be planted in the future and it was recommended that we plant only in the Fall so that trees will have the winter rains to help them grow. Currently the problem is the drought causing the ground to be dry and hard.

Discussion was held on Lantern Fly invasion and cutting down dead trees. Volunteers will be ready to assist in removing dead trees as manpower is available. Lantern Fly invasion is a problem but one the POA won't be able to address due to manpower and finances.

A burn pile is currently sitting on the drip line field and will have to be moved in the future prior to burning it. Doing so now could melt lines beneath it. Bill said he will let the Board know when we have the resources to move it.

Social: Amy Hall reported that she left a basket for the new neighbors.

Officers' Reports

President: No report

Vice President: No report

Secretary: No report

Treasurer: Finances will be monitored prior to fiscal year ending in March 2025. See report in Finance Committee.

Old Business:

Fall Tree Program: See Streets and Grounds report above.

New Business: Mike Keefe gave members the quotes from two businesses that offered to plow snow during the winter. One was for \$300 a "push" and the other billed \$95 per hour. The Board voted to hire Potomac Landscaping and Masonry (\$95/hour) for the winter plowing.

Good and Welfare: The mower was discussed as having repair needs as well as operation problems (flat tires, wood stuck in blades, hitting rocks, etc.). Paul Wilmoth gave Mike Keefe information on insurance for the mower through John Deere. The use of the mower and how often mowing happens was discussed. In order to keep costs down, mowers need to limit usage and report problems immediately so they will not be compounded. Discussion will be on next agenda.

Next Meeting will be 7:00 p.m. December 3, 2024. Janie indicated prior to the meeting that she would be willing to host the December meeting at her home at 49 Rolling Green Ct.

Mike Vaeth adjourned the meeting at 7:32 p.m.

Lindy Keefe, Acting Secretary

