

Deerfield Village Property Owners 'Association, Inc. 2024 Annual Meeting Minutes

The annual meeting of Deerfield Village Property Owners' Association, Inc. was held at 7:00 p.m. on Friday, March 1, 2024, via Zoom. 13 people attended the meeting via zoom. In the absence of the President Mike Vaeth, Paul Wilmoth (Streets & Grounds) called the meeting to order at 7:00PM.

Secretary Janie McSwain read the minutes of last year's annual meeting that were approved as read.

Treasurer and Finance Committee Chair Mike Keefe went over the income and expenses for the past year, noting that the large expenditures continue to be snow plowing, common area mowing, mower repair and upkeep as well as mower gas. Last year the dues were raised to \$495 per lot. Our income in fiscal year 2023 (March 1- February 29, 2024) was \$23,537.93. Our expenses were \$9,028.64. Revenue left over was \$13,709.29. This money was added to our ongoing money market certificate which is at \$113,501.00. This account is reserved for major expenditures in the future including our road repaving project. He reported that the board hopes to put more into our Money Market and build towards the future projects. Our current dues remain at \$495 for this fiscal year. We appreciate all property owners who have helped us keep Deerfield Village up and running by paying their dues.

Head of Streets and Grounds Committee Paul Wilmoth reported that he had 22 requests for improvements this year. All were approved, some with recommendations. Improvements included several roofs being replaced, 2 solar panel installations, a couple of deck additions, and many planting of tree and flower beds. Paul thanked everyone that followed the procedure for property improvements, and he encouraged all home owners to remember to apply for approval prior to starting work.

Social Committee Chairperson Amy Hall reported that new families had been given welcome baskets. A successful Village picnic was held the first weekend in June and this will be an annual event.

Kirk Lattner has assumed the website for the Village and is working to update the Board meeting minutes as well as making sure any forms are up to date and user friendly.

There was nothing under old and unfinished business.

Under New Business, 24 households voted via the electronic system which Kirk Lattner monitored this year. Pattie Wilmoth confirmed the election results. The results of the vote for Board members for a one-year term are: Jason Blough, Kirk Bottner, Debbie Crouse, Amy Hall, Mike Keefe, Kirk Lattner, Jane McSwain, Bill Speg, and Mike Vaeth. The next board meeting will be at 7:00pm Tuesday, April 2, 2024. Location to be determined and a notice will be sent out to all residents.

Bill Sturtevant gave a presentation about the BMP Program that we do with The Cacapon Institute. Trees can be purchased and planted either on individuals' property or in the common ground. The Spring 2023 program was not done due to the unavailability of trees. For the Fall 2023 BMP program, a total of 77 trees were purchased by and planted by 13 Village families. Ian Gibson-Smith donated his 38 trees to the community common ground. The Spring BMP program has 8 residents buying trees and a total of 26 trees will be planted.

Bill Sturtevant also gave an overview of the CommuniTree Program in which we partner with The Cacapon Institute. We receive 24 trees which are planted in the common areas. Volunteer hours offset the cost of these trees. In 2023, we applied for and received Spring and Fall grants. The 24 trees were planted in common areas in the Spring 2023, with 18 adults and 1 child helping. In November 2023, 24 trees were planted by 32 adults and 3 children. Bill thanked everyone who has participated in these plantings. We will be planting the 24 2024 Spring CommuniTrees on Saturday, April 6, 2024. Information will be sent out about the dates for tree pickup and distribution. Bill thanked the 17 members of the "Mow Team" who donate hours of time to mowing much of the common ground. Bill and Lois Speg and Janie McSwain have helped him cut up and remove many fallen dead trees. Bill reported that the walking trail has stayed in good shape this past year. Some gravel will be needed at the main entrance and this will be completed soon.

Under Good and Welfare, Janie thanked Paul Wilmoth for the wonderful job he did as head of Streets and Grounds. He will be missed on the Board. Bill Speg asked for an update on the American WV Water situation. Paul gave a rundown of the issues the new company faced when there was a crack in a mold joint which is unusual. This crack was 10 feet underground, so it was difficult to find. Several residents registered complaints with American WV Water about the need for better communication about water shutoff times, etc. Jason reported that there will be a new company doing the mowing along Deerfield Village Drive plus the areas on both sides of the development entrance. Ian Gibson-Smith via email hoped for less mowing and more natural space. This would lower our expenses and help abate noise from 480. The board will consider this.

There being no further business, upon a motion made, seconded and unanimously approved, the meeting was adjourned at 7:30PM.

Respectfully submitted,

Janie McSwain, Secretary