

October 19, 2014

To: All Deerfield Property Owners

Subject: Minutes from the 2014 Annual Association Meeting

The 2014 Annual Meeting of the Deerfield Property Owners Association was held on October 12th at Uno's Restaurant, Route 219, Oakland, Maryland. The meeting was called to order at 11 AM by the Association President Dan Orenzuk.. The number of property owners(7) present at the meeting meet the number necessary in the bylaws to conduct business. A motion was made and seconded to conduct the meeting with the members that were present.

Topics discussed at 2014 annual meeting

Overview of the past year's activity.

Association Finances

The meeting opened with a short discussion of last year's fiscal activities. Kathy Long the Association Secretary/Treasurer was unable to attend the meeting but supplied a copy of the Deerfield POA bank statement to the president prior to the meeting. The expenses from 2/13- 6/14 totaled \$6367.66.

- 1) \$5425 was for snow removal and hurricane sandy cleanup- Rush Excavating (2/13 - 4/14)
- 2) \$775 was for Annual Association Insurance fees for years 2013 & 2014
- 3) \$167.66 was for P.O. box fees and miscellaneous fees
- 4) Currently there is \$16,112.15 in the Deerfield POA bank account.

As of 10/10/14 there was \$16,112.15.

A letter was sent by the president on August 30, 2014 to all property owners regarding the 2014 Deerfield Property Owners, Inc. Assessment.

The Association fees for 2014 were \$110.00/lot. Fees are due by November 1, 2014 or a late fee will be imposed. There was a proposal put forward that the late fee would be increased to \$50.00 and a motion was put forward to adopt.

Since the Deerfield POA by-laws state all lot owners are responsible for the maintenance of the community roads, it was voted that the expense for snow removal would be paid from the homeowners association fees.

To cover the cost of snow removal and to ensure that the Deerfield POA has enough capital in the account to cover not only snow removal but other expenses such as road maintenance the 2015 association dues will be increased to \$150.00 per property owner. Depending on

expenditures for 2015 this fee will be reassessed and can be decreased or increased as needed.

Other topics discussed.

Dan Orenzuk notified members attending the meeting that he is stepping down as president Brud Story will be the new President.

John Case will be the Vice President

Stephanie Simek will be the Secretary/Treasurer

- Cara Orenzuk informed members present that the Deerfield signs will be installed in the spring. Signs will be installed at both entrances.
- Concerns were raised that there has been an increased amount of cars and boats being parked on the street. The by-laws state that vehicles should not be parked on the road and boats and boat carriers must be parked in owner's driveways. This is a particular problem during snow removal when Mr. Rush cannot plow because of parked cars.
- There was a discussion that two small signs, one at each entrance (posted below the exiting signs) should be installed warning that cars parked on the street will be towed at their own expense. The motion was put forward and agreed upon.
- John case has been maintaining the Deerfield Association website and has been paying this cost from his private account. John will be reimbursed the cost of maintaining the website and from now on fees will be paid from the Association POA account.
- A motion was made that a members only area would be created on the Deerfield POA Association website where member email contact information could be stored.
- There is a concern that a number of Deerfield POA lot owners have become delinquent on paying association dues. There was a motion put forward that after two years of non-payment a lean would be attached to the property. The Association lawyer would be notified of the delinquency and a registered letter would be sent to the owner with notice that payment is due within 30 days. If payment is not made then a lien would be placed on the property.
- There was a motion that the 2015 annual Deerfield POA association meeting will be moved from October to late spring.
- Mr. Rush will be contacted to go through the community and do a 6 foot cut back along the roads.

Conclusion

As always please keep in mind that the officers do not make the rules, nor do we have the power to change them. If you would like to see change, then please get involved. Our rules and guidelines are stated in the subdivision's Declarations of Rules and Covenants

that are on file with Garrett County and the association's by-laws agreed to by the association's membership. Both documents are available on the association's website.

The officers suggest that property owners visit the web-site, www.deerfieldhoa.com, for the latest information and documents regarding the association. On the web-site is a "Contact Us" link. Send us your e-mail address and we will add you to our mailing list. If anyone wishes to access the links on the web-site marked "Restricted", the user name is "deerfield" and the password is "owner".

Thank you,

Dan Orenzuk -President

Email: contact@deerfieldhoa.com

Deerfield Property Owners Association, Inc.

PO Box 693

McHenry, Maryland 21543