



October 16th, 2010

To: All Deerfield Property Owners

Subject: Minutes from the 2010 Annual Association Meeting

The 2010 Annual Meeting of the Deerfield Property Owners Association was held on October 9th at Uno's Restaurant, Route 219, Oakland, Maryland. The meeting was called to order at 2:30pm. The number of property owners (4 lots) present at the meeting did not 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 2010 annual meeting

Overview of the past year's activity.

The meeting opened with a short discussion of last years fiscal activities.

Association Finances

The financial statement was presented and discussed. The 2010 expenses totaled \$9825.77, \$4905.00 was for snow removal of which \$3405.00 was billed to property owners who share in snow removal. Other major expenses during the year included -

- a) \$3862.76 for road repairs to fill ruts potholes and gavel the road
- b) \$1500 for snow removal (contributed by the association due to the exceptional heavy snow last winter)
- c) \$430 for legal fees for tax preparation and to file a lien against one property owner.

As of 10/9/010 there was \$7,740.81 in the association's bank account. The amount exceeds the reserve level of \$7000.00 (2 times the total yearly assessments), so no financial action is deemed necessary.

Two property owners failed to pay this year's association fees. One of which already has a lien filed against their deed for failure to pay previous year's fees.

Changes Improvements for 2011

The association fee for next year will be held at \$100 per lot.

Those present at the meeting wish to see the entrance signs replaced. The current signs are in very poor condition. The association will set aside money to pay for sign replacement.

Officer Election

Dan Orenzuk (lot 14) will assume the role as president. Kathy Long (lot 4/5) and Robert Story (lot 15) will continue in their current roles as treasurer and vice president.

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,

John Case - President

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