

Deerfield Meeting Minutes – February 23rd, 2022

Meeting was held remotely via Microsoft Teams conference call.

Roughly 10 properties were represented during the call.

The meeting was called the meeting to order, after attendees introduced themselves.

The first order of business was a review of the 2021 financials. As of December 31st, 2021, the association had \$23,681.77. The value does not include the cost of the 21/22 Winter's snowplow expense, which can fluctuate depending on the amount snow we receive during the winter months. John Case also stated that the association always keeps 2 years worth of yearly dues, \$12,500, in reserve as a emergency fund. John asked if there were any projects that members would like to see undertaken.

A few members mention the need to deal with the potholes that form at both entrance ways. This has always been an issue and generally we have them filled them with gravel. A long term fix, extending the blacktop up the roadway is way too expensive, roughly \$10,000 dollars. Another possible solution is a process called cold patching. The association will revisit the options in the spring/summer and determine a fix after the plowing season.

The next order of business was a discussion of Architectural Committee. As of the meeting, there are no plans/alterations that are currently under review.

The next order of business was a discussion on the tax filing. All of the data has been sent to the accountant who is preparing the taxes. Although the HOA does not incur any tax liabilities, we still need to file both Federal and Maryland returns in order to maintain our tax exempt status. Last year it was discovered the the HOA had fallen out of “Favorable” status with the state for failure to file the proper paperwork. This was a result of a previous president's attempt to file taxes himself. All of this was corrected and we are now back in “Favorable” status with the state.

The next order of business was to have someone fill the vacant President position left vacant when Brain Beriniti sold his home. John Case stepped up to act temporarily as President until the position can be filled. The position does not require a great deal of time or work. No one in attendance agreed to take on the position. **We need someone to reconsider and take on the position.**

The meeting was then opened to questions. One property owner was asking about Comcast/Xfinity cable service. Many in attendance have had issues with getting cable installed and we provided a few suggestions. Another homeowner was inquiring whether RV's are allowed. The response was as long as the RV is parked in the homeowner's driveway, then it would not be an issue.

John stated that HOA plans to have 2 meetings a year. The next meeting is planned for the August/September time frame and will be held remotely.

John Case – Acting President Deerfield Property Owners Association