

## ASHTON VILLAGE COUNCIL MEETING MINUTES -- January 10, 2023

1. The **Regular Council Meeting** was held at Mike Trio's home on January 10, 2023. Linda Stevenson-Force, Mike, Debbie Marchiano and Lanita Kemezis were present. Kirk was absent due to health issues. Those present asked Mike, Vice President of Council, to call the meeting to order. The meeting was called to order at 1:15 PM.
2. **Minutes from December 13, 2022** were reviewed. Linda made a motion to accept, Mike seconded. Minutes were approved and accepted.

### 3. **Financial Report:**

Linda gave the **Treasurer's Report**, reporting that the end of November financials were favorable, Net Income ahead by \$2,269 and \$13,440 for the year to date. Total Revenue was \$62,024, actual, for the month. Total Expenses were \$59,755.

We are monitoring Water closely; year-to-date we are (\$2681) behind on Water.

Linda questioned whether we should be taking \$9,395 for infrastructure out of our reserves. Lanita made a motion to do so. Mike seconded. The motion was approved.

**Accounts Receivable:** Collections, ###. Attorney letter is put out; we must wait 30 days, Attorney explained to Debbie how process works. ### is paid up. Again, our goal is to handle delinquent accounts in a consistent and uniform manner.

Debbie has contacted contractors to get their bills in quickly so we can update our accounting.

**Payment Coupons:** Debbie reported that coupon books for 2023 quarterly payments were prepared and mailed to homeowners with separate coupons for special roof assessments. Late fees for this time period will be waived due to late distribution of coupons. (This excludes previous delinquencies.) Council is concerned that these coupon books cannot get out in a more timely fashion by PENCO, to avoid undue stress, questions and calls from homeowners.

**Liability Funds:** Linda reported that a Genardi Fund, in the amount of \$529, has been carried over as a liability in our General Fund for some time now. She asked that we approve to clear this on our balance sheet for 2023. Also, we carry a Social Fund liability of \$476. Linda made a motion to ask Kathleen, PENCO, to eliminate these in our General Ledger. Mike seconded. The group approved.

**Investments:** Kirk talked about a CD rate and our paying down our debt to the bank at our last meeting. We have \$79K cash on hand from owners who paid roof assessments in a lump sum. Council is still waiting to hear about the pay down procedure from the bank for prepaying our roof loan.

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**Spending Control:** No meeting in December.

Lanita made a motion to accept the Financial Report. Mike seconded. The report was approved unanimously.

**4. Landscape/Architectural Control:**

-- #88. Door and windows request; Linda made a motion to approve. Mike seconded. Request was approved.

**5. Violations:**

-- ### car not registered. Deb sent a letter and will call ### again.

**6. Old Business:**

-- **Drainage project**, Council needs to be kept apprised of all drainage issues, a growing concern. We have requests for proposals outstanding. We will continue to address these at our next meeting.

-- #88, Mud and impassable sidewalks have become a safety issue. #48, Water in front of car ports, #58, #24, sewer line backing up. Council agreed that we need to address these issues in a long range plan.

-- **Road Curbing and Sidewalk Repairs** -- Blacktop on the side of the road, Ashton Way, is washing away, more severely along lower Ashton Way. It's determined that there are four overlays on the street. Asphalt/concrete curbing needs to be assessed with a capital improvement, multi-year plan. We have contacted Macadam company for estimates for work.

-- **Roof and Gutter Cleaning** will resume tomorrow, January 11.

-- **Power Washing for Spring** -- to be assessed in Spring Walkthrough with H.M. Landscaping.

-- "**Lewis Garden.**" To refurbish with Master Association financial support in 2023. Council should see Nature Group ideas.

**7. New Business:**

-- **Spring Walkthrough** -- to be planned and scheduled with H.M. Landscape which should produce the proposed scope of work in writing.

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-- **Capital Improvement Plan** -- Council discussed the overall deteriorating condition of our asphalt roads and walkways, our drainage and plumbing issues and talked about a comprehensive Reserve Study for Capital Improvement to address these ongoing issues. Deb will check on a few other villages. Mike will look deeper into an overall plan with recommendations from qualified engineers.

Mike and Deb will coordinate and fill in Kirk on this matter. Mike will investigate the pricing for a capital improvement study for 2023. All present voted unanimously in favor.

-- **Safety Exits** -- Linda brought up the need to assess emergency exits, especially in the event of fire. She suggested we look to see if alternate pathways are blocked by bushes and overgrowth. Deb will look into alternate emergency egress for some of our units.

**8. Adjournment:**

Linda and Lanita made motions to adjourn the meeting. The meeting was adjourned at 2:52 PM.

Next meeting, February 14, will be scheduled in our Community Center, a more professional meeting room and setting. Mike will look into reserving a room.

**Next Council Meeting: Tuesday, February 14, 2023 at 11:00 AM  
in the Paoli Room, H.M. Community Center**

**(Council: Note Time and Location Change)**

-- Lanita Kemezis  
Ashton Village Council