

ASHTON VILLAGE COUNCIL MEETING MINUTES -- February 14, 2023

1. The **Regular Council Meeting** was held in the Paoli Room, Hershey's Mill Community Center, on February 14, 2023. Present were Kirk Leighton, Linda Force, Mike Trio, Lanita Kemezis and Debbie Marchiano. Absent, Ron Vaughn. Kirk called the meeting to order at 11:01 AM.
2. **Today's Agenda and Minutes from January 10, 2023** were reviewed. Those present voted to approve and follow the agenda, to concentrate on sewer, drainage, and infrastructure issues today, as our principle priorities for Council, and to hold architectural controls until our next meeting.

The **Minutes** were approved with the suggestion that attendants at the January meeting be recorded to show attendance. Present at the January 10 meeting were Mike Trio, Linda Force, Debbie Marchiano, and Lanita Kemezis. Kirk Leighton was excused due to health reasons. Ron Vaughn was absent.

Linda made a motion to approve the minutes, Mike seconded. The minutes were approved and accepted.

3. **Financial Report:**

Linda gave the **Treasurer's Report**, reporting that there were quite a few residents who owed money. A judgement was filed against one owner, as we found it necessary to take legal action. As \$21,357 is owed Ashton, Council must keep a close eye on outstanding accounts she advised.

Investments: Our CD has expired and \$102K is now in a cash account. \$192K is in our account from 26 homeowners prepaying roof assessments. Linda explained that \$100K could be put toward reducing, paying down, our bank loan and it is safe to invest the remainder.

Total **Revenue** for month ending December 2022 was \$56,908, actual. Total **Expenses** were \$51,497.

Finance Committee: Linda presented bills from MOR and back bills from Tom at MOR for 2022. Bill for correcting swale at #80 is estimated at \$600. The group decided that the threshold for spending is \$1,000 before we seek three competitive bids (two when three are not available).

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

**ASHTON VILLAGE COUNCIL
MEETING MINUTES -- February 14, 2023**

4. Landscape/Architectural Control:

Postponed until next Council meeting.

5. Violations:

-- # illegal parking. Car is registered. To be updated next meeting.

6. New Business:

-- **Yearly Audit:** Linda stated that Ashton 2022 Audit will have to be signed. Kirk will sign. Mike made a motion to do so. Linda seconded. Agreed.

-- **Capital Improvement Plan** -- From last meeting: 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 Improvements to address these ongoing issues. Deb will check with a few other villages. Mike will look deeper into an overall plan with recommendations from qualified engineers.

At today's meeting the group discussed the need for an expansive professional **Ashton Village Capital Reserve Fund Study** that will address infrastructure and road improvements going forward. What should be included in such a study? Then, how much do we want funded? How do we implement a plan? Mike suggested that we solicit three proposals for review and decisions for possible action, to be evaluated at our March meeting. Linda made a motion to do so. Lanita seconded. The motion was accepted unanimously.

-- **Legal Determination of Common - Non Common Area Repairs:** Council discussed interpretation for Village v. Homeowner responsibility for payments for repairs under units and individual structures. We discussed considerations regarding shared **sewer lines** and laterals throughout our community. Mike and Linda discussed problems and issues with J. Goldman, H.M. Sewer Authority, which agreed in principle to cover half of improvements. (Mike and Linda's investigative report on this matter is attached to these minutes.) Added is that summer clean out of all the mains of our sewer system is in the plan.

Still, Council wants a legal interpretation of shared lines and responsibilities. At this point it is understood that anything (area) out of the footprints of individual units is common, within and/or under is homeowner's responsibility. Debbie will request legal interpretation in writing.

ASHTON VILLAGE COUNCIL MEETING MINUTES -- February 14, 2023

-- **Spring Village Walkthrough** -- to be planned and scheduled with H.M. Landscape which should produce the proposed scope of work in writing. It is determined that two golf carts will be necessary for all Council members to participate. Mike made a motion and will schedule a walk around with Debbie. Lanita seconded the plan.

-- **Spring Power Washing** -- Debbie is in the process of seeking bids for project. Discussion is tabled.

-- **Asphalt Paving and Pothole Repairs** -- We want to see the scope of what could be a huge asphalt job. We will see details and discuss at next meeting.

Mike made a motion to close discussion of New Business items. Linda seconded. Approved.

7. Old Business:

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

-- **Drainage projects** -- We have made requests for proposals for work outstanding. We will continue to address these at our next meeting.

We have very complicated situations. We are looking at remediation for the following units: #s 88, 48, 24, 101, 105, 108. MOR and Paul Day have been asked to prepare proposals to address issues of water, mud, drainage. #30 plumbing problems are inside their unit footprint. #89-90, 29, 66 projects are done. We (Mike) are also exploring shared cost with HM Master/Sewer Authority in common areas.

-- **Sewer Mains and Lateral Connections** -- A sewer flush by Greenhill Sewer Authority will be scheduled. We will look at the overall Ashton Sewer Map that Mike has obtained. We discussed for information only. No action is required at this time.

Mike and Linda made motions to close discussions of Old and New Business.

**ASHTON VILLAGE COUNCIL
MEETING MINUTES -- February 14, 2023**

8. Adjournment:

Linda and Lanita made motions to adjourn the meeting. All in favor. The meeting was adjourned at 10:30 AM.

Next meeting, March 14, will be scheduled in the Paoli Room, HM Community Center. Mike has reserved this room. Note the time.

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

(Council: Note MORNING Time and Location.)

-- Lanita Kemezis
Ashton Village Council