

## ASHTON VILLAGE COUNCIL MEETING MINUTES -- March 14, 2023

1. The **Regular Council Meeting** was held in the Paoli Room, Hershey's Mill Community Center, on March 14, 2023. All present: Kirk Leighton, Ron Vaughn, Linda Stevenson-Force, Mike Trio, Lanita Kemezis and Debbie Marchiano. Kirk called the meeting to order at 11:00 AM.
2. **Today's Agenda and Minutes from February 14, 2023** were reviewed. Those present voted to approve today's agenda with the addition of Landscaping. Linda made a motion to accept the Minutes, Mike seconded. All were in favor to accept.
3. **Financial Report:**

Linda gave the **Treasurer's Report**, reported on the residents who owed money. **Receivables:** A judgement was filed against # . Linda and Debbie are keeping a close eye on delinquent accounts.

Total **Revenue** for month ending January 31, 2023 was \$57,849, actual. Total **Expenses** were \$53,814, under budget, with a Net Income of \$4,034 for the month including \$1,005 from "Other Income." Linda noted that spending under Repairs & Maintenance, Exterior Plumbing Repairs were high, \$2K over budget, and General Maintenance \$1,433 over budget.

**Investments:** \$76,000 will be used for our roof loan payoff.

**Finance Committee:** Three bids were presented for a professional **Reserve Study** to address infrastructure and road improvements in Ashton. Council evaluated comprehensive proposals from each. Based on the services we need, scope of work, and the cost analysis, Mike made a motion to accept the bid from RESERVE ADVISORS, LLC, out of Arlington, VA, with local management teams and expertise, for a cost of \$3,900. Kirk seconded the motion. It was accepted unanimously. Mike with work with Reserve Advisors and schedule meetings and work.

Finance Committee discussed swale at #80. Paul Day Jr presented a proposal to address swale. Mike suggested that Deb could move ahead to correct problem if under \$1,000.

#105-109 - we need to see more information. We looked at sketch, including a French drain. Paul Day presented proposals for this work.

Mike made a motion to accept the Financial Report. Kirk seconded. All approved.

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**4. Landscape/Architectural Control:**

None.

**5. Violations:**

-- # illegal parking. Car is registered. Owner was fined twice. Spoke with owner. Letters to correct the issues were sent, fines imposed.

**6. New Business:**

-- **Reserve Study** -- Procured qualified Consulting Firm (addressed in Financial Report) to address the overall deteriorating condition of our asphalt roads and walkways, and our drainage and plumbing issues and other ongoing infrastructure improvements needed.

-- **Spring Power Washing** -- Debbie received three bids for project (distributed to Council). 5 Star was most cost effective. Linda made a motion that we hire them. Mike seconded. Approved. Deb will discuss some of our specific problems with their management.

-- **Asphalt Paving and Pothole Repairs** -- #95 pothole, and other areas needing repair. Mike made a motion that we request and review all bids based on the cost and scope of work. Lanita seconded. All in favor.

-- **Spring Walkthrough with Hershey's Mill Landscaping** -- Scheduled for March 22 at 11:00 AM. All Council is invited and Christine McCormick, Ashton resident and Nature Group President, will be asked to join. We will look for a proposed scope of work in writing.

-- **Legal Determination of Common/Non-Common Repairs** -- Council has been studying issues of responsibility for repairs in common/individual resident properties. Again, we referred to Ashton's **Declaration of Covenants and Easements** for the Village, on file from 2013.

Ron Vaughn gave Council historical background of the Declaration that was in effect from 1978 to 2013. In May of 2013 the Village made a decision to revise the Declaration to add/consolidate nine different changes, rewrite the Declaration and put it to a vote for all Ashton residents. Ron was President of our HOA at the time and showed us his documents from that time. The First Amendment to the Declaration was drawn up by Carl N. Weiner, Esquire, our "highly regarded Mid-Atlantic HOA Legal Attorney." The document was distributed to residents for a vote, which was accepted by 68% of residents, their names checked.

Ron explained that in the May document, **item i** under "Repair, restore and maintain" was inadvertently omitted (but caught by and astute resident, Roger Duquette). That Declaration, signed and dated in May 2013 was then Amended and

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Restated to include **item "i"**. This Amendment, drawn up by Attorney Weiner was signed and dated by Ron Vaughn, president of Ashton Association. It was recorded with the Chester County Recorder of Deeds on July 23, 2013.

Confusion ensued recently in that some residents held the earlier 2013 Declaration while others held the Amended and Restated Declaration distributed to all residents at that time and to newer owners at the time of their purchase/settlement.

**Issue:** Council continued to discuss the interpretation for Village v. Homeowner responsibility for payments for repairs under units and individual structures, shared sewer lines and laterals throughout our community.

Mike made a motion to direct Debbie to seek a legal review and opinion of these documents. Kirk seconded. All in favor.

-- **Sewer Lines** -- 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, who agreed in to cover half of improvements if lines are connected to the Main. Mike reported that, at this point, Sewer Authority will split half of the cost. Added is that summer clean out, jetting, of all the mains of our sewer system is in the plan.

#24 will be flushed, and will be scheduled more often, to remedy sewer back up. This will eliminate the need to dig up the line, through walkways and courtyard, we hope.

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

### 7. **Old Business:**

-- "Lewis Garden." To refurbish with Master Association's financial support beginning this Spring. Kirk and Christine McCormick, Resident/Nature Group who illustrated preliminary ideas should meet to discuss ideas that have been suggested to date with a plan of action. Lanita will arrange a meeting. Discussion tabled until next meeting.

-- **Drainage projects** -- We have made requests for proposals for work outstanding. Council will look at issues with HML in common areas. We will continue to address these as issues arise.

#88 -- Mud all over sidewalk after heavy rains. Cutting Edge/Paul Day Jr will give estimate.

#106-108 -- Drainage. Paul Day to give proposal.

#48 -- water problem in front of carports. Determine course of action, checking with Paul Day.

#29, #66 Drainage work complete. #89, #90 Drainage work done.

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#101, 105, 108 complete.

-- **Sewer Mains and Lateral Connections** -- (As reported earlier) A sewer flush by Greenhill Sewer Authority will be scheduled. We looked at the overall Ashton Sewer Map that Mike has obtained.

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

**8. Adjournment:**

Linda and Lanita made motions to adjourn the meeting. All in favor. The meeting was adjourned at 12:30 PM.

Next meeting, April 11, will be held in the Paoli Room, HM Community Center at 11:00 AM.

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

-- Lanita Kemezis  
Ashton Village Council