

ASHTON VILLAGE COUNCIL
MEETING MINUTES
August 2025

The **Regular Council Meeting** was held at the Sullivan House on Tuesday, August 12, 2025.

Members present: Kathi Sullivan, Tarrissa Hockenberry, Stef Slobuski, Jill Adams, Lynne Weil, as well as Steve Erney from PENCO Management. The meeting was called to order by Kathi at 12:54 PM.

First order of business: Approval of July 2025 Minutes – approved by all.

- **Financial Report ***

Month Ending	Total Income for Month	Total Expenses for Month	Total Reserve Contribution	Net Income	Delinquent Accounts in the Village Totals for Month		Roof Loan Balance
5/31/25	\$65,003	\$56,223	\$8,896	\$8,780	3 Homes	\$4,462	\$510,768
6/30/25	\$72,221	\$68,570	\$8,896	\$3,651	3 Homes	\$4,462	\$504,404
7/31/25	\$79,605	\$70,161	\$8,896	\$9,444	3 Homes	\$4,285	\$497,963

- **HMMA BOD Update (Kathi):**

- HMMA Board is actively working on a plan to remediate the drainage issues along the golf course.
- HMMA Board and Security are to meet on August 21 to review the HM-wide alarm project. Updates on whether or not this will impact Ashton Village to be formalized once we have more information on their decision.

- **Landscape Update:**

- Council met with DiStefano Landscaping to evaluate progress on projects and overall satisfaction with the quality of work. Council and homeowners are dissatisfied with the lack of pro-active attention to village-wide upkeep and appearance, such as consistent weeding, pruning, etc. DiStefano will send a crew immediately. Solutions for the winter over-salting were discussed and need further evaluation.
- Tree work is being evaluated and prioritized. Awaiting several estimates. Kathi sent email to HMMA requesting golf course access (if needed) for a crane vs. manually cutting down several trees.
- Estimates requested for sod at #72 small pathway.
- HMGC needs fence at 104-106 drainage ditch. DiStefano to reseed.

- **Old Business:**

- CCHS to paint railings – in progress, weather permitting.
- Shed door repair and painting project in the planning phase.
- Fireplace flue inspections – Steve will follow up with the non-compliant homeowners.
- Garage inspection letters to be sent to non-compliant homeowners. Reminder: all overhead storage must be removed.

- #112 flagstone grading issue at side of 103 garage – DiStefano has evaluated area and options. Follow up needed with homeowner.
- #96 – CCHS to patch walkway.
- Parking issues continue. Homeowners who continuously park incorrectly will receive warning letters followed by their vehicle being stickered.

- **New Business:**

- Asphalt project: Details to follow after the estimates are received and reviewed and timing for the project is established. Bids to be sent out August 13th.
- Note that the *possible* AQUA project in HM could potentially tear up Ashton Way, to be repaired at AQUA's expense. At this time, HMMA is still in negotiations with AQUA. Details will be provided as soon as Council is informed of the plan.
- CCHS to add nonskid strips (rolls) on the Quad bridges.
- Quads lobby refresh painting and carpet project: have CCHS give us a bid for painting. Council to research local carpet distributors/installers such as Lowe's, Home Depot, etc. for best prices.
- #107 back patio area disrepair. Homeowner has been contacted.
- Budget for 2026 in discussion.
- Quarterly Town Hall meeting scheduled for September 4th at 6PM at the Cove. Mike Burkholder of Asphalt Consultants to present the asphalt project.
- Revised Responsibility Chart to be reviewed by legal.
- Horn Plumbing will be working up a bid for water line replacement from #101-#108. This is the only section left to be replaced.

- **PENCO** reported on the following:

- Monthly Capital Improvement.
- Reserve Study discussion.
- Work orders and maintenance.
- Delinquent accounts.

Please note: Ashton Village is an HOA with rules and regulations. ALL architectural and landscaping changes must be approved by Council. Please contact PENCO for change forms.

*Copies of redacted monthly financial reports as well as annual independent audits are available to Ashton Village homeowners upon request. Contact PENCO.

Adjournment: Kathi made a motion to adjourn. All in favor. The meeting was adjourned at 4:15 PM.

Next Council Meeting scheduled for Tuesday, September 9, 2025, at 1:00 PM.

Respectfully submitted by Tarrissa Hockenberry, Ashton Village Council