

ASHTON VILLAGE COUNCIL
MEETING MINUTES -- December 12, 2023

1. The **Regular Council Meeting** was held at Hershey's Mill Golf Club on Tuesday, December 12, 2023. Members present: Mike Trio, Ron Vaughn, Linda Force, Linda Green, and Lanita Kemezis, also Debbie Marchiano and Steve Erney from PENCO Management. Steve was introduced as Ashton's new Property Manager beginning 2024. Mike called the meeting to order at 12:35 PM.

2. **Today's Agenda and Minutes:**

Today's Agenda and Minutes from November 14 were reviewed. Linda F made a motion to approve Council's Agenda and Minutes from November 14. Linda G seconded. Approved unanimously. The minutes will be posted to Ashton Village, Hershey's Mill website.

3. **Financial Report:**

Linda gave the **Treasurer's Report** -- Total **Revenue** for month ending October 31, 2023 was \$57,189. Total **Expenses** ending October were \$54,006. Total Reserve Contribution was \$5,675. **Net Income** was \$3,183. Actual, \$11,987 ahead for the year, 10/31/2023. We are a little ahead for October and the Year, noting we are above on street lighting and there is still work to be done on a patio repair and encroaching trees.

At last month's meeting at PENCO, Council voted to take \$150K from the Operating budget and open a **1-year CD** at the rate of 5.45% with Janney, who quoted that rate to Kathleen Tennity, CFO, PENCO. Council authorized Ms Tennity, who was present, to open this account, as stated, authorizing Ms Tennity and a representative of Council to be co-signers on the account.

Finance Committee Update. Linda F and Linda G will continue to serve on this budgetary oversight committee. No further report.

Lanita made a motion to approve the Financial Report. Linda G. seconded. Motion Accepted.

4. **Violations:**

#60 fence was removed but area remains an eye-sore to neighbors and Village. Debbie sent out a general notice for owners to clean up patios and areas around homes was sent out to all homeowners.

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Linda F made a motion to close discussion about Architectural / Landscape Controls and Violations. Lanita seconded. Carried.

5. New Business:

Transition to 2024 Council - Current Council members, Linda Force and Linda Green will join the newly elected members of the board, Kathi Sullivan, Tarrissa Hockenberry and Michael O'Connell. Linda Green was appointed to fill Ron Vaughn's term, who retired from Council.

Linda Force and Linda Green will meet with the incoming board.

Ashton Holiday Luncheon is planned for Wednesday, December 20 at the HM Golf Club. Ferdie Lamb, Joanne Henderson and Connie Grazel serve on this organizing committee.

Lanita made a motion to close discussion of New Business. Linda F seconded. All approved.

6. Old Business:

#103 - Garage Rebuild - Insurance payment was received, put into escrow. Rebuild project is underway. Bids went out.

Lewis Garden / Ashton Woods Refurbishing - Lewis Garden to be referred to as **Ashton Woods** as Mrs Lewis named this area of Ashton Village. Committee with Paul Day Jr's designs and proposals awaits funding approval and clarity about work along the walking path and edging of Chandler Drive. The project was presented to the Master Association and Ed McFalls. Christine McCormick will continue to coordinate with Council and serve as Chair for this committee.

Tree Work -- Proposals and tree work will be reviewed in the winter.

Spring Pressure Washing - 5 Star Power Washers. Work is not complete.

Reserve Study -- Summary of Ashton Reserve Study 2023 will be distributed by Debbie via email to all residents. The entire document will be available to any homeowner requesting it.

Rules Enforcement Resolution -- documents were distributed to Council, action deferred to the new board.

#34 Rear Patio Damage -- crack in concrete patio, not altered by owner. HOA is responsible for the repair or replacement. Work to be done in the new year.

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#75 -- request for shrubbery replacement. HOA does not replace shrubs.

UPCA-PA Act 115 -- next steps, including updated Amendments to be addressed by the new board.

Next Council Meeting -- First meeting of 2024 is tentatively set for Second Tuesday of the month, January 9, 2024 at 10:00 AM. Incoming Council will confirm date, time and place.

Linda F made a motion to close discussion of Old Business. Lanita seconded.

7. Adjournment:

Linda Force and Lanita made a motion to adjourn the meeting. All in favor. The meeting was adjourned at 1:32 PM.

**Ashton Village Holiday Luncheon
December 20, 2023, Hershey's Mill Golf Club**

**Next Ashton Council Meeting set for
Tuesday, January 9, 2024, 2:30 PM**

-- Lanita Kemezis
Ashton Village Council