

**ASHTON VILLAGE COUNCIL
MEETING MINUTES
January 9, 2024**

The **Regular Council Meeting** was held at the Sullivan House on Tuesday, January 9, 2024.

Members present: Kathi Sullivan, Michael O’Connell, Tarrissa Hockenberry, Linda Force, Linda Green, as well as our new Property Manager, Steve Erney from PENCO Management.

Meeting was called to order by Steve at 2:30 PM.

- **First order of business – Election of 2024 Ashton Village Officers:**

- Kathi Sullivan – President
- Michael O’Connell – Vice President
- Tarrissa Hockenberry – Secretary
- Linda Force – Treasurer
- Linda Green – Member at Large

Each member was nominated and unanimously approved.

- **Approval of December 2023 Minutes** – one revision made. Linda F and Linda G approved.

- **Financial Report** from Linda Force:

Month ending	Total Income for month	Total Expenses for month	Total Reserve Contribution	Net Income for month	Delinquent Accounts in the Village Totals for month		Roof Loan Balance
11/30/23	\$56,842	\$55,064	\$5,675	\$1,179	6 homes	\$4,825	\$622,311

Linda Force will attend quarterly HM Master Association Treasurers Committee Meetings, representing Ashton Village.

- **Delinquencies** – Council reviewed the delinquencies and fines for the month ending November 2023.
- **Plumbing** issues at #80 and #106 – Steve to contact homeowners to discuss options.
- April 2023 letter regarding laterals. As of the date of the letter, all plumbing issues are to be paid by homeowner, unless put to a vote by homeowners to amend the current guidelines.
- **Old Business:**
 1. #103 Garage rebuild – quotes received from Jim Miller and KH Construction. Follow-up with owner needed for further detail.

2. Asphalt Walkway at #52 – HML repair quote approved by all.
3. Pressure Washing – work is not complete.

- **New Business:**

1. Council Ethics forms executed.
2. Council Meeting Dates – second Tuesday each month at 1:00 PM.
3. Committees – will begin to form new committees, revive old ones, and ask for volunteers. Each council member to be on at least one or more of each committee.
4. Newsletter – Kathi to spearhead this project.
5. Ladies Lunch – Beth O’Connell organizing last Friday of every month, weather permitting.

- **PENCO** reported on the following:

1. Monthly Capital Improvement
2. Work orders and maintenance
3. Telephone/Email directory (to be updated)
4. Reserve Study
5. 2024 projects

Adjournment: Kathi Sullivan moved for an adjournment. All in favor. The meeting was adjourned at 4:20 PM.

Next Council Meeting scheduled for Tuesday, February 16, 2024, at 1:00 PM.

Respectfully submitted,
Tarrissa Hockenberry
Ashton Village Council