

**ASHTON VILLAGE COUNCIL  
MEETING MINUTES  
February 16, 2024**

The **Regular Council Meeting** was held at the Penco Management offices in Chadds Ford on Friday, February 16, 2024.

Members present: Kathi Sullivan, Michael O’Connell, Tarrissa Hockenberry, Linda Force (via dial-in), Linda Green, as well as Steve Erney from PENCO Management.

Meeting was called to order by Steve at 1:17 PM.

- **First order of business – Delinquency Report** – based on the request of two council members, a discussion regarding past due balances, arrearage, and the collections policy was held. Council reviewed and discussed delinquencies and fine enforcement, year-to-date as of 2/8/24. Copies of all delinquency letters to be sent to Council.
  
- **Approval of January 2024 Minutes** – approved.
  
- **Financial Report** from Linda Force:

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
1/30/24	\$67,282	\$80,970	\$14,078	(\$13,688)	15 homes*	\$9,751	\$610,263
12/31/23	\$60,179	\$56,709	\$9,085	\$3,470	5 homes	\$3,293	\$616,263
11/30/23	\$56,842	\$55,064	\$5,675	\$2,502	6 homes	\$4,825	\$622,312

\*Delinquencies as of 2/8/24

- **Old Business:**
  1. #97 Replacement windows – unanimously approved.
  2. Updated Architectural Request form – unanimously approved.
  3. KP12 Gutter Repair – council members to compile list of homes.
  4. Patios – two homeowners have expressed concern regarding the condition of their individual patios. Council discussed a more global inspection of the Village patios.
  5. Power washing – ongoing topic, options discussed.
  6. #103 Garage rebuild – Jim Miller contractor bid unanimously approved.
  7. Parking issues continue – options discussed.
  
- **New Business:**
  1. Quad drainage issues at 79-82 – DiStefano Landscaping to investigate.
  2. Newsletter – change from monthly to quarterly.
  3. Garage fire extinguishers to be removed (most are very old and expired). To be explained in next Newsletter.
  4. Urgent Care project – Linda Green.
  5. Resale Violation Inspection Rules – property standards to be maintained - Linda Green to organize.

6. Village Rules & Regulations – to be updated.
  7. Ashton Woods project – Christine McCormick to present design ideas at the Open Meeting on March 5<sup>th</sup>.
- **PENCO** reported on the following:
    1. Monthly Capital Improvement
    2. Work orders and maintenance.
    3. Dryer Vents – Steve to organize Lint Doctor discounted village-wide vent cleaning. Unanimously approved.
    4. Fine & Enforcement Policy – Marcus & Hoffman’s current version to be amended asap with more detailed fining procedures. Approved by Kathi Sullivan, Linda Green, and Linda Force.

**Adjournment:** Linda Green made a motion to adjourn. All in favor. The meeting was adjourned at 3:41 PM.

**Next Council Meeting scheduled for Tuesday, March 12, 2024, at 1:00 PM.**

Respectfully submitted,  
Tarrissa Hockenberry  
Ashton Village Council