

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

The **Regular Council Meeting** was held at the Community Center on Tuesday, July 9, 2024.

Members present: Kathi Sullivan, Michael O’Connell, Tarrissa Hockenberry, Linda Force, Linda Green, as well as Steve Erney from PENCO Management. The meeting was called to order by Kathi at 1:05 PM.

- **First order of business: Approval of May 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
6/30/24	\$63,781	\$61,044	\$7,258	\$2,737	1 home	\$2,021	\$579,751
5/31/24	\$63,926	\$54,510	\$7,258	\$9,410	3 homes	\$3,878	\$585,855
4/30/24	\$67,754	\$59,399	\$7,258	\$8,354	8 homes	\$17,710	\$592,005

- Parking and Pet rules and regulations under review by Council. Further edits needed.
- Propane gas stove and fireplace rules and regulations under review. Linda Green: motion to approve new forms. Unanimous approval. To be distributed to Village.
- **Architecture/Maintenance/Engineering:**
 1. Don Martin joined the meeting to give an update on latest projects he’s been involved with:
 - Don, Bob Skoog and Michael O’Connell checked all of the following:
 - Mailboxes – replaced 19.
 - Guardrails – 2 of 5 completely broken and were replaced by Curt Varallo.
 - Railings - 10 needed major repair due to rot, mostly because of lack of paint. Curt Varallo painted 21 railings and repaired rotted areas.
 - Storm drains – Don was involved in this project for over 5 years, added drains where needed. To avoid assessments, drains were repaired one-by-one. They actually ended up adding storm sewers at 33/34 where 100 feet of pipes and drains were needed. The good news is that with the 2024 spring cleaning of drains, we have over 1,000 feet of clean pipes. Their inspection confirms everything looks good.
 - Bids needed for video inspection of drains.
 - Walkways & Asphalt – Bob and Don looked at all of the walkways in detail. Three phase project: repair areas, fix cracks, seal by mid-October. Bids needed for the repairs. Linda Green: motion to have Don get a few proposals. Unanimous approval. Don to attend the August Council meeting with updates.
 2. Debbie Shur (Chester County Home Services) joined the meeting to introduce herself as a new vendor and to discuss her property maintenance services. They did a thorough job on the power washing. Potential for future projects such as gutter cleaning, line painting, landscape projects was discussed. \$57/hour. Fully insured. Estimates needed for projects.

3. Gutter cleaning 2024 – Chester County Home Services to clean Village gutters in July for \$4,500 + tax. (Work has been completed.)
 4. Gutter cleaning 2025 - homeowners will be responsible for their own gutter cleaning beginning in 2025. More information to follow.
 5. Siding problem at #14 is being evaluated by DiStefano and HML. Trying to determine if it is a siding problem or a flooding problem.
 6. Leak at #69 is being investigated by plumbers (Battavio or Horn) and KPI2. Motion to have this taken care of asap was approved by all.
- **Old Business:**
 1. #103 Garage rebuild – K&H projected to start work late summer/early fall.
 2. White screens, sliding doors, windows, trim – list of non-compliant homes complete. Homeowners will be notified to remedy the issue, along with instructions on correct colors of paint to use.
 3. Curtain colors – two homes have non-compliant colors. Homeowners will be notified to remedy the issue. (Letters have been sent.)
 - **New Business:**
 - Free Fridays – October 18, rain date October 25. Please refer to July Newsletter for details.
 - **PENCO** reported on the following:
 1. Monthly Capital Improvement.
 2. Reserve Study discussion – specifically asphalt replacement, and stormwater drainage issues.
 3. Ashton updated Rules & Regulations revision project.
 4. Work orders and maintenance.
 5. 2023 Audit.

Adjournment: Linda Green made a motion to adjourn. All in favor. The meeting was adjourned at 3:20 PM.
Next Council Meeting scheduled for August 12, 2024, at 1:00 PM.

Respectfully submitted by Tarrissa Hockenberry
Ashton Village Council