

**ASHTON VILLAGE COUNCIL
MEETING MINUTES
August 12, 2024**

The **Regular Council Meeting** was held at the Community Center on Monday, August 12, 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 1:00 PM.

- **First order of business: Approval of July 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		Roof Loan Balance
					Totals for month		
7/31/24	\$60,533	\$66,347	\$7,258	(\$5,814)	8 homes	\$12,650	\$573,561
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

- Continuing the **Rules & Regulations** revision project – Council making edits and changes. Will be sent to homeowners upon completion.
- **Landscape:** due to budgetary reasons, any discussion of hiring an arborist is tabled for now.
- **Architecture/Maintenance/Engineering:**
 1. Don Martin joined the meeting again to give further details on the bids for the walkway asphalt repair project:
 - Bids received from Charlestown Paving, Superior Paving, and Unitex Asphalt Services. Decided upon Superior due to the inclusion in estimate to relocate walkway at bottom of Ashton, as well as owner to be onsite during project. Price is around \$37k vs. the Reserve Study \$60k. We need to move quickly to take advantage of cost.
 - Phases: edge walkways, power wash surface of walks, repair/replace cracked areas as needed, fill cracks, seal coat.
 2. Uhler Report from 4/6/2016 showed all the fair-to-poor stormwater pipes, many of which were repaired and/or replaced over time until 2020 without assessments. Unsure of current issues, so video scope of current pipes is needed as soon as possible.
 3. Prioritizing projects: Scoping video of pipes needs to be done first to assess possible infrastructure issues before starting the walkway asphalt project. If there are pipe infrastructure issues, that would need to be addressed first. We should have further information in early September in order to make a decision about the walkway project.
 - Motion made by Linda Green for video scoping to be done as soon as possible – unanimous approval.

4. Property Values – **Operation Beautify Ashton Village:** inspection of individual homes (windows, window trim colors, siding repair, patios & garage cleanliness, common areas, other repairs needed, etc.) to be completed this fall. Council to do a walk-through with very inclusive list of issues. Initial letter has been sent to all homeowners. Curb appeal improves the value of our property.
5. Leak at #69 is still being investigated.
6. Plumbing issue at #49 was due to tree roots in the main sewer line, not homeowner responsibility. Working on reimbursement from Green Hill Authority (Jerred Golden).

- **Old Business:**

1. Fireplace flue inspection communication needs to be sent to homeowners.
2. #103 Garage rebuild – K&H projected to start work late summer/early fall.
3. 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.

- **New Business:**

1. Motion made by Kathi to have the Capital Contribution raised to 4x quarterly HOA fee effective January 1, 2025. Approved by all.
2. Motion made by Linda Green to have individual roof loans paid off at time of settlement, either by seller and/or buyer, effective January 1, 2025. Approved by all.
3. Electric car charging at #32. Motion made by Linda Green to have #32 immediately stop parking on common area and remove extension cord across common area, as well as supply HOA with required paperwork and a solution to this issue. Approved by all.
4. Kathi to have the electric car charging issue added to the Master Association agenda – they need to consider providing a common area charging station.
5. Motion made by Kathi for Council to participate in Marcus & Hoffman – Council Fiduciary Training Session. Approved by all.
6. CAU Insurance 2024-2025 renewal – increased. Deductible is higher.
7. Election of candidates – 11/11/2024. Two Council seats will be open.

- **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 3:30 PM.
Next Council Meeting scheduled for Tuesday, September 3, 2024, at 3:00 PM.

Respectfully submitted by Tarrissa Hockenberry
Ashton Village Council