

**ASHTON VILLAGE COUNCIL
MEETING MINUTES
September 3, 2024**

The **Regular Council Meeting** was held at the Sullivan House on Tuesday, September 3, 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 3:00 PM.

- **First order of business: Approval of August 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		
8/31/24	\$59,884	\$53,456	\$7,258	\$6,428	4 homes	\$6,132	\$567,414
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

- **Architecture/Maintenance/Engineering:**
 1. Video of stormwater pipes to take place on 9/4/24.
 2. Ashton awaiting an update soon from HMMA about the Ashton River.
 3. Gutter repairs completed.
- **Old Business:**
 1. #69 plumbing issue resolved.
 2. #103 garage pre-construction to start 9/4/24.
- **New Business:**
 1. Capital Contribution raised to 4x quarterly HOA fee effective January 1, 2025. Letter to be sent 9/6/24.
 2. Hoffman Exterminators to investigate trash cabinets to determine if we have rodent issues.
 3. Motion to have Chester County Home Services check trash cabinets for rodent damage. All in favor.
 4. Gutter cleaning to become homeowner responsibility as of this fall. Chester County Home Services to give us pricing information.
 5. Electric car charging – HMMA has been asked to find a solution for those who need charging stations.
 6. Motion to acknowledge Ring-style camera doorbells in the Newsletter and add to Rules & Regulations. Approved by Kathi, Linda Force and Linda Green.
- **PENCO** reported on the following:
 1. Monthly Capital Improvement.
 2. Reserve Study discussion.
 3. Ashton updated Rules & Regulations revision project.
 4. Work orders and maintenance.
 5. 2023 Audit

Adjournment: Linda Force made a motion to adjourn. All in favor. The meeting was adjourned at 5:05 PM.

Next Council Meeting scheduled for Tuesday, October 8 at 1:00 PM.

Respectfully submitted by Tarrissa Hockenberry, Ashton Village Council