

**ASHTON VILLAGE COUNCIL
MEETING MINUTES
October 8, 2024**

The **Regular Council Meeting** was held at the Sullivan House on Tuesday, October 8, 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 September 2024 Minutes** – approved by all.
- **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		
9/30/24	\$60,242	\$51,882	\$7,258	\$8,360	1 home	\$2,189	\$561,240
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

- **Update:**

The March 12, 2024, Council vote regarding a dedication of \$75,000 from the Operating Fund Equity to the Reserve Fund Equity was discussed at this meeting. It was noted that the March 12th dedication decision places an unnecessary burden on Operating activities. As 2024 is not over, and the March 12th dedication decision has not yet been memorialized in the 2024 Audit Report, a motion was made to rescind the March 12th dedication vote. The motion was seconded and passed unanimously. Therefore, there is now no 2024 dedication of equity to the Reserve Fund from Operating Equity Fund.

- **Landscape:**

- Proposal from DiStefano to aerate and seed entire village this fall is on hold for now due to budget restraints and current drought. To be addressed in 2025.
- Proposal from DiStefano for \$484.88 to aerate and seed the area behind #108 approved by all, pending homeowner willingness to water area.
- Council members to meet with DiStefano to go over 2025 projects and landscaping budget.

- **Architecture/Maintenance/Engineering:**

- KPI2 gutter list completed.
- Asphalt walkway project completed.

- **Old Business:**

- Fireplace flue inspection letter emailed on 8/30/24. Deadline 11/15/24. As of 10/4/24, there are 37 responses.
- Drainage issues at Chatham basin – HMMA has a design in place. Awaiting further detail.
- #103 Garage rebuild continues.

- **New Business:**

- 2025 budget currently being prepared for 11/11/24 village meeting.
- Motion: increase the quarterly HOA fees to \$1,950.00 in 2025. All in favor.
- #13/#15 commingled interior pipe repair by Zoom Drain reviewed. Homeowner expense.
- Chester County Home Services to blow off roofs (HOA expense), and at the same time will clean gutters at homeowner expense if requested. Cost will be \$50 payable to CCHS at time of roof blow-offs, and \$75 if they need to visit a home twice.
- Homeowner request to view August financials. All approved a “visual review only” at PENCO offices (no photographing, no photocopying, no scanning, etc.).
- Motion not to fine #32 for electric car charger removal, pending an appeal with Council. Approved by all.
- #106 drainage issues addressed by Horn Plumbing. Consultation with legal counsel is required due to questions as to assignment of costs.

- **PENCO** reported on the following:

1. Monthly Capital Improvement.
2. Reserve Study discussion.
3. Work orders and maintenance.
4. Delinquent accounts.

Please note: Ashton Village is an HOA with rules and regulations. ALL architectural and landscaping changes must be approved by Council. Please contact PENCO for change forms.

Adjournment: Steve made a motion to adjourn. All in favor. The meeting was adjourned at 3:33 PM.

Next Council Meeting scheduled for Tuesday, November 12th at 1:00 PM.

Respectfully submitted by Tarrissa Hockenberry
Ashton Village Council