

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

The **Regular Council Meeting** was held at the Sullivan House on Tuesday, November 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 1:08 PM.

- **First order of business: Approval of October 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		
10/31/24	\$60,460	\$57,066	\$7,258	\$3,394	11 homes	\$19,827	\$554,994
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

- **Update:**
Motion: the \$150,000 CD is about to mature and needs to be reinvested upon maturity. Council unanimously approved reinvesting the full amount of \$150,000 CD, plus the earnings from the past year, for a 3-month period at 4.20%.
- **Ashton Village Annual Meeting and Election of Officers** was held on November 11, 2024.
 - Linda Force presented the 2025 budget and explained the increase in quarterly HOA fees. Kathi updated everyone on the HMMA plans for 2025. Michael and Don Martin reported on all the architectural and maintenance improvements and projects completed in 2024, and proposed plans for 2025.
 - Two new council members were voted in: Colleen Breene and Stef Slobuski. They will replace Linda Force and Linda Green who have chosen to step down in 2025. We thank them for their hard work.
- **Landscape:**
 - Council members met with DiStefano to go over 2025 projects and landscaping budget. Don Martin is working on a list of landscaping improvements.
 - Fall pruning to start on November 13th. Second pruning and second leaf clean-up to follow in a few weeks.
- **Architecture/Maintenance/Engineering:**
 - 2024 projects complete.
 - 2025 to be a planning year to build up reserves for future projects.

- **Old Business:**
 - Fireplace flue inspection letter sent on 8/30/24. Deadline 11/15/24. As of 11/12/24, there are 54 responses.
 - #103 Garage rebuild is complete except for lighting fixtures.

- **New Business:**
 - #106 drainage issues repaired by Horn Plumbing. MOR Construction incorrectly repaired same issue in 2022. Steve to reach out to MOR for explanation.
 - Inspection of village has resulted in the need for immediate garage cleanouts for safety hazard reasons. Another letter is to be sent as soon as possible to all homeowners requiring that garages be cleaned out by January 31, 2025. Follow-up inspections will follow. If there are still safety issues in these garages, council to proceed with letters and/or fines.

- **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 2:40 PM.

Next Council Meeting scheduled for Tuesday, January 14th at 1:00 PM. There is no December 2024 meeting, unless needed.

Respectfully submitted by Tarrissa Hockenberry
Ashton Village Council