

**ASHTON VILLAGE COUNCIL
MEETING MINUTES
January 2025**

(Please note there was no December 2024 Council Meeting)

The **Regular Council Meeting** was held at the Sullivan House on Tuesday, January 14, 2025.

Members present: Kathi Sullivan, Michael O’Connell, Tarrissa Hockenberry, Stef Slobuski, Colleen Breene, as well as Steve Erney from PENCO Management. The meeting was called to order by Kathi at 2:00 PM.

Motion for 2025 Council reorganization. Approved by all.

- Kathi Sullivan – President
- Michael O’Connell – Vice President
- Tarrissa Hockenberry – Secretary
- Stef Slobuski – Treasurer
- Colleen Breene – Member at Large

- **First order of business: Approval of November 2024 Minutes** – approved by all.
- **Financial Report**

Month ending	Total Income for month	Total Expenses for month	Total Reserve Contribution	Net Income	Delinquent Accounts in the Village Totals for month	
12/31/24	\$60,168	\$64,464	\$7,258	(\$4,296)	4 homes	\$10,992

- **Special Guest: Marc Frazer, HM Security**
Marc met with Council to discuss potential upcoming alarm system changes to all villages in HM. Several options were presented. Awaiting further vendor details in the months ahead.
- **Landscape:**
 - Council members will meet DiStefano Landscaping again to go over 2025 projects and landscaping budget. Don Martin is working on a list of landscaping improvements.
- **Architecture/Maintenance/Engineering:**
 - 2025 to be a planning year to build up reserves for future projects.
- **Old Business:**
 - Fireplace flue inspection letters to be sent to specific homeowners who have not responded to multiple deadline requests.
 - Motion to allow #32 electric car charging structure to remain in its current location but cannot be used. All approve.
 - Rules revisions project ongoing.
 - Rodent issues seem improved due to exterminator and ban on birdfeeders.

- **New Business:**

- Committees need to be more formalized. Council to communicate changes to homeowners.
- #14-17 tree roots in sewer line issues – Horn Plumbing to repair.
- #17 chimney issue – homeowner researching. More information needed.

- **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 3:30 PM.

Next Council Meeting scheduled for Tuesday, February 11th at 1:00 PM.

Respectfully submitted by Tarrissa Hockenberry
Ashton Village Council