

**ASHTON VILLAGE COUNCIL
MEETING MINUTES
February 2025**

The **Regular Council Meeting** was held at the Sullivan House on Tuesday, February 11, 2025.

Members present: Kathi Sullivan, Michael O’Connell, Tarrissa Hockenberry, Stef Slobuski, 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 December/January 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		Roof Loan Balance
1/31/25	\$65,005	\$72,501	\$8,896	(\$7,496)	12 Homes	\$9,215	\$536,235

- **Landscape:**
 - Council members met with DiStefano Landscaping again to go over 2025 projects and landscaping budget. Don Martin and Stef Slobuski had a walk-thru with Paul Rennie to go over upcoming projects.
 - In lieu of mulch this year, the cost associated with the mulching will go toward other village-wide landscaping needs. DiStefano is working with Don on the exact details.
- **Architecture/Maintenance/Engineering:**
 - 2025 to be a planning year to build up reserves for future projects.
 - Phase 2 of “Operation Beautify Ashton Village” will roll out this spring (patios, common area clean-up).
 - Phase 3 will be this summer (windows, color corrections, etc.).
- **Old Business:**
 - Fireplace flue inspection letters to be sent to specific homeowners who have not responded to multiple deadline requests.
 - Rules revisions project ongoing.
 - Rodent issues seem improved due to exterminator and ban on birdfeeders.
 - Drainage issues at Chatham basin – HMMA expected to address this in the spring.
- **New Business:**
 - Committees need to be more formalized. Council to communicate changes to homeowners.
 - Motion - #64 grading issue – DiStefano to regrade the outside area. All approve.

- **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 3:10 PM.

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

Respectfully submitted by Tarrissa Hockenberry
Ashton Village Council