

**ASHTON VILLAGE COUNCIL
MEETING MINUTES
June 2025**

The **Regular Council Meeting** was held at the Sullivan House on Tuesday, June 10, 2025.

Members present: Kathi Sullivan, Tarrissa Hockenberry, Jill Adams, as well as Steve Erney from PENCO Management. Stef Slobuski was on vacation. The meeting was called to order by Steve at 1:00 PM.

- **First order of business: Approval of May 2025 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
3/31/25	\$65,002	\$56,945	\$8,896	(\$5,173)	1 Home	\$240	\$523,486
4/30/25	\$72,304	\$60,256	\$8,896	\$12,048	5 Homes	\$6,508	\$517,166
5/31/25	\$65,003	\$56,223	\$8,896	\$8,780	3 Homes	\$4,462	\$510,768

- **HMMA BOD Update** (Kathi): Ashton continues to wait for updated progress on HMMA's plan for Ashton's shared drainage issues with HMMA and the golf course.
- **Landscape:**
 - **Beautify Ashton Village** is under way. In lieu of mulch in 2025, contracted \$40,000 being used for previously neglected areas in the Village that were not in the budget.
 - Completed projects:
 - Tree, shrub, and stump removal
 - Relocated butterfly bushes, azaleas, other shrubs throughout village
 - Shrub and perennial installation at bottom of Ashton
 - #115 tree installation
 - Tree and shrub prune in overgrown areas
 - Re-do front portion of bed area near #101, clean-up, plantings
 - Transplant daffodils, allium, etc., from #101 to entrance beds
 - Addition of river stone along Ashton
 - Rejuvenate number signs with pavers, topsoil, mulch
 - Drainage repair behind 104-106

Total Estimates Pending Final Invoices: \$26,233
 - Approved projects not completed yet:
 - Tree/shrub replacement at #50, #74-82
 - Drainage improvements at #79-82 quad
 - Shrub replacement rear of #14
 - Stump grinding at #74-82

Total Estimates Pending Final Invoices: \$4,890

YTD Total Estimates Pending Final Invoices: \$31,124

- Additional estimates and fall projects will be listed in the Minutes once approved.
- Essential retaining wall repair near #65 completed, including drainage correction: \$7,670.
- **Old Business:**
 - Roof blow-off and gutter cleaning to begin on June 23rd, weather permitting.
2025 budgeted cost: \$3,710.
 - Power washing (1/3 of Village per year): Units #74-84, #95-116 (and garages) coming soon.
2025 budgeted cost: \$10,000.
 - Motion to have CCHS paint railings previously repaired by Kurt Varallo. Unanimous approval.
 - Rules revisions project complete. Distribution pending.
 - Shed door repair and painting project in the planning phase.
 - Fireplace flue inspections – Steve has received 78 responses and will follow up with the remaining homeowners.
 - Garage inspection letters to be sent to non-compliant homeowners. Reminder: all overhead storage must be removed.
- **New Business:**
 - Replacement needed for vacant Council position.
 - #112 flagstone grading issue – DiStefano to evaluate.
 - #111 downspout crushed by landscapers. To be repaired by DiStefano at their cost.
- **PENCO** reported on the following:
 - Monthly Capital Improvement.
 - Reserve Study discussion.
 - Work orders and maintenance.
 - 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.

*Copies of redacted monthly financial reports as well as annual independent audits are available to Ashton Village homeowners upon request. Contact PENCO.

Adjournment: Steve made a motion to adjourn. All in favor. The meeting was adjourned at 2:40 PM.
Next Council Meeting scheduled for Tuesday, July 8, 2025, at 1:00 PM.

Respectfully submitted by Tarrissa Hockenberry, Ashton Village Council