

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting

October 26, 2023

The Board of Directors conducted its regularly scheduled meeting on Thursday, October 26, 2023. Attending were Board members John Andrews, George Earle, John McDonough, Jack Nilon and Tom Cassidy. Absent and excused were Kim Morton and John Myatt. Also present were Managing Agent Ed McFalls and Marc Fraser, Chief of Security.

The meeting was called to order at 1:00 PM by Vice President, Tom Cassidy.

Stormwater Management.

The Ashton-Chatham basin expansion project is completed. The Township's engineer has signed off on the sufficiency of the grass, but a final Township release is still pending.

The Jefferson Basin expansion project is scheduled for its pre-construction meeting this coming Monday. Because of the lateness of the season, an idea has been suggested to take down the trees and perform the excavation for the expansion but leave a berm between existing basin and expansion area then remove the silt from the basin and deposit it in the expansion area to dry out.

This will be discussed at the pre-con meeting.

Brighton concrete curb proposal. Ed reported he and engineer Dan Daley had driven and then walked the stretch of the southern portion of Brighton Village. He and Dan will get together with John Myatt and Board member John McDonough to review the goals and consider the possibilities for solutions.

Projects Committee

George Earle reported on a proposal for the supply and delivery of 320 sq. ft. of sound attenuating panels and reviewed the projected improvement in sound quality as a result in Wooldridge Hall of the Community Center. The Board had previously decided on seeking a sound engineer to affirm any plans for addressing sound issues and John McDonough is pursuing such.

With the vast improvement in the railing by the outside staircase at the Community Center and at the new ramp, the Board voted to accept a proposal to replace the four wrought iron railings at the 2 staircases across the front of the Community Center with the same vinyl clad, steel supported railing recently installed.

A revised sign design and proposal from Brandywine Sign for a burgundy and gold leaf sign reading The Village Green dedicated to KARL GRENTZ was approved by the Board. The sign should be installed in about 4 to 6 weeks, and the Grentz family will be invited to be present for an unveiling ceremony to honor Karl for his service to Hershey's Mill.

Committee Reports

Finance Committee - John Andrews reported the committee met earlier in the week, reviewed the financial statements from September, reviewed that status report from the Maintenance Committee, and reviewed the updated Stormwater Management Projects Status report which indicates we've spent just over \$676,000 so far affecting improvements to the overall Stormwater Management in Hershey's Mill. The Finance Committee also asked that any major projects being proposed be vetted through the Finance Committee before being presented to the Board.

Community Center – Jack Nilon reported the office is proceeding nicely and the walls were being painted this day.

Security Committee. Marc Fraser and John McDonough reported on the Security Committee's suggestion that a significant program of vegetation control issues at a number of village entrances be addressed either by the village or by the Master Association. The Board felt safety was sufficiently important to offer to pick up the cost of all tree and plant removal on village property and offer a certain level of replanting, but if villages wanted something more particular, that would have to come at their expense.

Nature Group: The managing agent has agreed to accept checks to the goal of reaching a level to pay for the engineering study for the desired boardwalk. It will just be shown on the Balance Sheet for Boardwalk.

Old Business

Ed McFalls is still working with Get Refunds.com to pursue a tax refund from Covid Employee Retention Program. They call every month.

Sunoco – Ed had included correspondence from attorney Bob Willson explaining the status of the appeal process.

New Business - none

The next meeting of the HM BOD is November 28, 2023, at 2:00 PM.

The meeting adjourned at 2:45 PM.

Respectfully Submitted,
Ed McFalls
Recording Secretary Pro Tem
