

Hershey's Mill Homeowners Association
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DRAFT – FINAL MA APPROVAL PENDING
Minutes of the Monthly Master Association Meeting
Hybrid – In-person in Ardmore Room and via Zoom
October 5, 2023

Attendees: Mike Trio (A); John Myatt (B); (C); Sharon Rehwald (D); Steve Frondorf (E); Margaret Callahan (F); Dave Nagurney (G); Frank Wiley (H/L/N); Ed Isselmann (I); Kim Morton (J); Tom Cassidy (K); Mary Ellen Pernice (M); Bob Milano (O); Jeff Taylor (P); John Andrews (Q); John Hlis (R); Jack Nilon (S); Pete Thompson (T); John McDonough (U); Mark Hutchinson (V); (W); George Earle (Y); Ted Sikorski (Z); and Ed McFalls.

President John Myatt called the meeting to order at 3:00 pm.

A moment of silence was held for Kirk Leighton, MA member from Ashton Village.

Introduction of John McDonough from Ulster Village to the Board. John will fulfill an unexpired term.

The minutes of the September 7, 2023, Master Association meeting were approved as submitted.

UPDATE ON STORMWATER MANAGEMENT

Ed McFalls reviewed the status of the storm water management efforts and improvements.

The Ashton/Chatham basin is almost completed, re-seeding of the banks was done again the week of September 25th.

Jefferson basin expansion project. We still need to wait for the seeding at the Ashton/Chatham project to be 70% established before a permit will be issued.

Finance Committee-John Andrews

John Andrews reported on the Finance Committee. John addressed the 2024 budget. Goal was to reduce the impact on residents as much as

possible. The increase will be \$2.78 per month. The annual per household for MA will be \$2,520. The MA approved the proposed budget as submitted and the increase in assessment to \$210.02 per house per month.

Projects Committee-George Earle

George Earle reported on the Projects Committee. George has been meeting with contractors to discuss options for sound attenuation. He is also looking at the double doors from the CC to the patio.

The railings are being installed at the CC.

The new office space for the CC is in progress. The current closet space is still being cleared.

Security Committee- Tom Cassidy

Tom Cassidy reported on the Security Committee. We are going to install the double gate system at the West Gate. This project could be completed by Thanksgiving. There was also a brief discussion about possible installation of double gate at the North gate, as well. Also discussed that Marc Fraser had submitted a request for increase in wages for staff in order to remain competitive. The Board has approved a \$2.00 per hour increase.

Maintenance Focus Group -Tom Cassidy

Tom Cassidy reported on the committee. John McDonough is working on the committee and there is a master list of projects to be completed. A number of items including guardrails, painting of light poles and straightening of old Comcast boxes have been accomplished.

OLD BUSINESS

Sunoco Pipeline - We have filed an appeal and are awaiting Judge's response.

Jack Nilon reported on the status of the Community Center. The CC held their first Oktoberfest last month that had over 200 participants.

NEW BUSINESS

There was a discussion about the proposed curbing along Brighton. The curbing would not affect water along the Merrifield side.

The Community Day Open House will be held on Sunday, October 15, 2023.

The Landscape Chairs held a meeting on October 5th in the morning. There was a question about PECO removing trees and whether we receive advance notice of the plans to remove trees. If trees are being removed, we are notified in advance.

There was a question about Blosenski failing to take “end of season greens, landscape buckets, trimmings, etc.” This issue will be raised with Blosenski at a meeting which the BOD has been attempting to schedule with a representative of Blosenski.

There was a question to Ed McFalls as to the status of the proposed snow removal contracts. He said that he anticipated the numbers coming out next week to all the Villages served by HMLD.

A question was raised about programs at the Community Center with independent vendors. It was agreed that a disclosure statement should be included in all marketing emails to clarify that HMMA does not “endorse or support” any specific project.

There was general discussion as to the status of villages signing of the HML A question was raised as to how many villages may have sought outside bids.

A question was raised about outdoor security cameras and whether HM had any policy on the use of cameras. There is no MA policy.

There being no additional business, the meeting was adjourned at 3:50 PM.

The next meeting will be on November 2, 2023, at 3:00 PM.

Respectfully submitted,
Kim Morton
Secretary