

***Board of Directors  
of the  
Hershey's Mill Homeowners Association***  
**1389 East Boot Road \* West Chester, Pennsylvania 19380 - 5988**  
**Minutes of Meeting**  
**November 30, 2023**

The Board of Directors conducted its regularly scheduled meeting on Thursday, November 30, 2023, as a hybrid, in person and zoom. Attending were Board members John Andrews, George Earle, Kim Morton, John McDonough, John Myatt, Jack Nilon and Tom Cassidy. Also present were Managing Agent Ed McFalls and Marc Fraser, Chief of Security.

The meeting was called to order at 2:00 PM by President, John Myatt.

**Stormwater Management.**

The Jefferson Basin expansion project will begin on December 11th with the laying of the wood matt access. Trees will be removed on December 13th. They will then stake out the area. Berg is flexible as to the start date. Will ask if they can wait until the new year to start the project.

Pro-shot concrete started work in Brighton to start lining the lower half of piping to A-C basin. They have been removing debris from the area. There is a question as to whether the inlet needs to be rebuilt. They expect it will take approximately a week to complete the work.

**Projects Committee**

John McDonough reported on the status of sound attenuation in the CC. Had testing done but we do not have the report at this time.

Ed McFalls reported that the replacement railings in front of the Community Center have been partially completed with one final section to be completed next week.

George Earl reported on the renovation of the door for the Community Center office.

The paddle lights were updated and improved.

There is a tree that will need to be removed behind the pool area. There is no plan to replace it as the debris affects the Courts.

Revision may have to be made to two concrete pads around the bocce court area as per township regulations. If necessary, the revision will be made by Southwest Green.

## **Committee Reports**

Finance Committee. John Andrews gave the report on the Finance Committee.

The Committee was unhappy with the process of the approval of the paddle lights. If the decisions are not unanimous, decisions should wait until the next scheduled BOD meeting or if an issue is urgent, a zoom meeting should be scheduled.

We have 90 checks for CIF in 2023.

Community Center. The Community Center report was given by Jack Nilon.

The Office has been completed. We have received an email from Kathy Martinides. Eddie is no longer interested in doing the after hour cleanings for parties. Kathy found someone else to do the cleanings. The recommendation to increase the fees for residents and non-residents and then have no additional cleaning fee was approved. There will still be no fees for Village or Club use of the CC unless food/beverage is served. If food and/or beverage is served, then there will be a \$75 cleaning fee.

There has been a request for an automatic door by the Paoli Room. The request was denied as there is sufficient access to the CC and rooms.

Security Committee. Marc Fraser and Tom Cassidy reported on the Security Committee. There was a discussion of the vegetation around certain Village and Chandler Drive fire hydrants. Hydrants need to be easily seen. Marc will talk to Village presidents and or landscaping to resolve the issues.

There was a brief discussion about the double gate systems.

Sports Committee. The Sports Committee report was given by George Earle. The Sports Group has put covers on all the pergola canopies. Paddle Court lights have been improved. Reviewed the rules for the Sports Committee. Reaffirmed that guests may only use the sports amenities if with a resident. If the resident is not present or the resident leaves the sports amenities, the guest must vacate also.

Pool Committee. The Pool Committee report was given by John Andrews. John reviewed the membership for 2024, with two new members. The BOD approved the proposed revised pool rules.

Maintenance Committee. The Maintenance Committee report was given by Tom Cassidy. There are no new projects. The committee is working on continuing projects.

Nature Group. The report was given by John McDonough. John Myatt commented and thanked the committee for replanting the entrance/exit area of the East Gate. There will be additional work proposed around the outer section of Chandler by the sprayfield.

### **Old Business**

Sunoco. Nothing new at this time.

Get Refunds. Nothing new at this time.

### **New Business**

Review of Liaison assignments for 2024.

All liaisons will report to John Myatt on who is the committee chair each of their respective committees.

Legal fees for D&O deductible sent to Franklin Village. The Village is responsible for the deductible.

We are watching proposed legislation regarding the installation and use of solar panels in HOAs.

There are 13 presidents and Ed McFalls signed up for December luncheon.

There was a brief discussion on electric cars and installation of charging stations. Charging stations would be installed in a garage and would need a permit.

**The next meeting of the HM BOD is December 21, 2023, at 2:00 PM. The meeting adjourned at 3:40 PM.**

Respectfully Submitted,

Kim Morton