

***Board of Directors  
of the  
Hershey's Mill Homeowners Association***  
**1389 East Boot Road \* West Chester, Pennsylvania 19380 - 5988**  
**Minutes of Meeting**  
**January 25, 2024**

The Board of Directors conducted its regularly scheduled meeting on Thursday, January 25, 2024, in a hybrid fashion with some in person and others on zoom. Attending were Board members John Andrews, George Earle, John McDonough, John Myatt, Jack Nilon and Tom Cassidy. Absent and excused was Kim Morton. Also present were Managing Agent Ed McFalls, Marc Fraser, Chief of Security, and for the first portion of the meeting, Sherry and Bill Kane.

The meeting was called to order at 2:05 PM by President, John Myatt.

Ed McFalls briefly reported on the status of SWM projects. Stake out was happening today or tomorrow for the Jefferson basin expansion and work is scheduled to begin Monday. The expanded area will be excavated first, then the existing basin de-watered then the muck moved to the expanded area to allow either drying or hopefully freezing so it can be trucked away in solid form. Design work continues on a possible basin behind the #16 green. The engineer is also getting the Devonshire basin plans to the permit submission stage.

Sherry and Bill Kane then provided the Board with a Powerpoint presentation on the planned use of HMHOA email system. This is being rolled out to select amenity or MA committees and permit the committees to keep a total of history of communications. This will roll out in phases.

The Board then discussed committee matters. The Projects Committee is waiting for Brandywine Valley HVAC to come through with suggestions for reducing the background noise levels from the HVAC systems in Wooldridge Hall of the CC. They are also working on an up to date control system, and Ed was asked to have them consider a simplified version that would bring the whole building into occupied temps by a given hour and then move to unoccupied about 10:00 PM. The BOD again discussed some back burner topics for improvements to the CC and decided to appoint a sub-committee of BOD members (George Earle, John McDonough and John Myatt) to meet with Kathy Martinides and her team to go through the building and identify a list of items to prioritize. George asked if the CC expansion was a "dead issue" and most Board members feel it is for now for various reasons including SWM project, cost of borrowing and other priorities.

John Andrews reported on the recent Finance Committee meeting. The financial statements indicate there is about \$80,000 in retained earnings to apply to expenses in 2024 – somewhat less than the \$100,000 we projected at budget season. The MA has received 102 CIF checks for 2023 which is about average for recent history. The committee is also planning to move \$150,000 from CIF to regular Capital Reserves in each of next 3 years to prevent its going negative in about 10 years' time.

Marc Fraser and John McDonough reported on Security matters including the approval by most villages of the line of sight clearing required around many of their entrances. A couple of other villages are still studying the proposals for their villages. Marc has been reviewing many of HM's 88 fire hydrant locations and the need for some to be cleared for visibility and access. He is going to work up a map of the locations. The Security Committee will be taking up the concept of a master plan for addressing alarms in many of the villages. There have been a couple more instances of dog on dog attacks recently and the MA BOD remains concerned about this topic. Ed was asked to consult with our insurance agents on the matter.

George reported the Sports Committee got some volunteers to assist Ed Dvorak in getting windscreens down at the tennis courts. John Andrews reported the first Pool Committee meeting of the year was scheduled for mid-February. John McDonough reported the Maintenance Committee was updating its summary of issues needing attention in 2024. One item is non-verticality of many posts, signs, light poles, pipeline markers, etc. around the Mill plus the need to clean mildew off many of the signs. This can be a winter project for some of the landscape department.

#### Old Business

Sunoco: Appeal briefs filed Friday, January 19<sup>th</sup> – Jack Nilon raised some questions about the record and Ed was asked to discuss with MA Counsel.

Get Refunds. Nothing new at this time.

Committee and Liaison Assignments for 2024 – some have been submitted to Ed, but others still due.

#### New Business

The Board discussed at length a communication from Devonshire Village Council about an MA member's alleged interference in a DV matter. The BOD wished to reiterate that the MA, its Board Members or any MA member has no jurisdiction to influence decisions about internal affairs within any other village, but any village president asked for his/her experience with any given project is welcome to share his/her experience with councils or interested residents.

The Nature Group submitted a proposal from JMR Engineering, LLC to conduct a survey of an area along the Ridley Creek at the end of the Garden area for a possible boardwalk for HM residents to enjoy the natural area with close access to the creek. The cost of the survey is \$5,000 and the Nature Group obtained donations of just over \$5,500 toward this effort. After much discussion, on motion made, seconded and passed, the Board voted to engage JMR Engineering to perform the field survey of the potential boardwalk area for \$5,000 utilizing the monies raised by the Nature Group for this purpose.

The Board voted to remove a tree on the berm of the detention basin near Yardley that is in severe decline. They do not plan to replace the tree. The Board also agreed that Dave Nagurney could make a pitch to the MA membership to support a community-wide food drive.

The next meeting of the HM BOD is February 29, 2024, at 2:00 PM. The meeting adjourned at 4:20 PM.

Respectfully Submitted,  
Ed McFalls