

***Board of Directors  
of the  
Hershey's Mill Homeowners Association***  
**1389 East Boot Road \* West Chester, Pennsylvania 19380 - 5988**  
**Minutes of Meeting**  
**March 28, 2024**

The Board of Directors conducted its regularly scheduled meeting on Thursday, March 28, 2024 as a hybrid, in person and via zoom. Attending were Board members John Andrews, George Earle, Kim Morton, John McDonough, John Myatt, Jack Nilon and Tom Cassidy. Also present was Managing Agent Ed McFalls.

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

The MA Meeting minutes from March 14, 2024 were approved.

**Stormwater Management.**

Ed McFalls reported on the stormwater management projects.

Ashton-Chatham basin landscape proposal. There will be 3-4 pockets of plantings. The BOD approved the cost for the proposed landscaping for the basin area. The location for the actual plantings may be moved slightly from the originally submitted proposal. The goal is to complete this project this spring.

The Jefferson Basin project. Engineer from Pennoni (used by EGT) had concerns about the overall volume of the proposed new holding basin because it must hold both the silt from Jefferson basin and any volume of water that may need to be added to the silt to pump it to the proposed holding basin. Dan Daley is working on maximizing the volume of the holding area basin. Dan hopes to have the revised plans completed by next week.

There were further discussions on the landscaping and plantings to be done around the Jefferson basin when it is completed. The BOD will be meeting at the site on Monday, April 1 to consider the possibilities.

Basin behind #16 green - Dan Daley is checking on design again to maximize capacity and determine if the achievable retention is worth the expenditure.

Dan Daley is reviewing the Devonshire basin again. The available design provides for a calculated range of 22-36% reduction in flow depending on the storm size. While this is an improvement, it leaves 64 to 78% of existing stormwater still flowing over ground in the swale which may not be sufficient improvement.

Ed reviewed a proposal for drainage installation behind 300-303 Devon Lane. The BOD approved the remediation plan.

**Projects Committee**

George Earle reported on the Projects Committee. A sketch of double doors from Wooldridge Hall to the outdoor patio was reviewed. The BOD is seeking additional information from the architect about

whether such an improvement would trigger the need for further improvements to the existing ramps on each side of the patio.

We are getting a proposal on the cost for the conversion of the kitchenette on the upper floor of the Community Center into a storage area.

We are waiting on the replacement of the fireplace insert in Wooldridge Hall.

#### Finance Committee

John Andrews gave the report on the Finance Committee.

The end of March we will make our first contribution from CIF toward the Capital Reserves.

The Committee is concerned about the \$1,500 donation from the Wood Shop to the Nature Group Boardwalk Fund. This donation exceeded the \$1,000 threshold for a committee to spend without BOD approval. The BOD voted that any proposed donation to be made by a committee, in any amount, must first be submitted to the liaison who will then submit the request to the BOD for pre-approval. Kim will write a summary of committee expenditure and/or donation guidelines for distribution to all standing committees

#### Security

There was a brief discussion of a global (MA) solution for security alarms system maintenance. Marc Fraser will be soliciting input and technological information from potential providers for Security Committee consideration.

#### Sports Committee.

George Earle gave the report of the Sports Committee. The pickleball courts were power washed. The lights around the Paddle ball courts have been adjusted. Chris Weir is coming out on April 5<sup>th</sup> to review the concrete and provide proposal for spring grooming/maintenance of the bocce courts.

#### Pool Committee.

John Andrews gave the report on the Pool Committee. The new/replacement furniture has been ordered. The Pool Committee is working on a special events calendar for the summer season. The pool cover will be removed in early May. The committee is seeking certification of willing HM residents for lifeguard responsibilities for early and late pool season (before high school/college lifeguards are out of school and after they return to school).

#### Maintenance Committee.

John McDonough gave the report of the Maintenance Committee. John will compile a list and present a report at the next meeting. There was a discussion about the expansion and/or repair of some sidewalk areas.

#### Community Center.

The Community Center report was given by Jack Nilon. Brandywine Valley HVAC will be installing the new control system for the heating and air conditioning system in April.

#### Old Business

Corporate Transparency Act. CAI is still encouraging residents to write their legislators.

Urgent Care meeting on April 2<sup>nd</sup> at 3:30pm to prepare for the MA meeting on April 4<sup>th</sup>.

Jerred Golden suggested placement of the beehives for 2024 by the spray fields by Rt 352. The Nature Group has recommended that there be no additional beehives in the area other than those currently located near the Garden Area. The BOD approved placing the beehives in the spray field area by Rt 352.

A tree on MA property, near the berm of Yardley basin was removed. There was a request from a Yardley resident for a replacement tree. The BOD is not replacing the tree.

#### New Business

There is a proposal for aerification of Eaton Franklin Basin along #9, similar to system in Winter Storage Lagoon. The BOD voted to approve the aerification system and to expend the money from Vision Quest.

East Goshen Community Day. HM has been a sponsor in prior years. The BOD voted to sponsor at the Silver Level (\$500).

The BOD voted to approve the creation of the HM Wine Club. The proposed charter submitted by the club was reviewed. A few revisions to the charter were made by the BOD to have the Wine Club charter follow the rules of the MA Bylaws and the rules of other HM Committees. The revised proposed charter will be submitted to the Wine Club.

Sunoco. We have not yet received a decision on our appeal from the Commonwealth Court.

The next meeting of the HM BOD is April 25, 2024, at 2:00 PM.

The meeting adjourned **at 3:50 PM.**

Respectfully Submitted,  
Kim Morton