

Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 – 5988
(610) 436-8900 Telephone

DRAFT – MA APPROVAL PENDING
Minutes of the Monthly Master Association Meeting
Hybrid - Ardmore Room and via Zoom
March 14, 2024

Attendees: Kathi Sullivan (A); John Myatt (B); John Groch (C); Fred Bachman (D); Steve Frondorf (E); Margaret Callahan (F); (G); Betsy Natale (H/L/N); Ed Isselmann (I); Kim Morton (J); Tom Ullman (K); Elisa Dinger (M); Nancy Bucceri (O); Jeff Taylor (P); John Andrews (Q); John Hlis (R); Jack Nilon (S); Bill Mertz (T); John McDonough (U); Mark Hutchinson (V); (W); George Earle (Y); Ted Sikorski (Z); and Ed McFalls. Also present was Marc Fraser, Chief of Security.

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

The minutes of the February 1, 2024, Master Association meeting were approved as submitted.

UPDATE ON STORMWATER MANAGEMENT

Ed McFalls reviewed the status of the storm water management efforts and improvements. Jefferson Basin expansion project. The expansion area was excavated then filled with silt from the original basin. We are planning a new holding area for the silt between holes #10 and #11 at HMGC to pump silt for a longer drying solution. We need EGT to give final approval for this project. Once the silt is pumped out of the retention basin, the berm between the two retention areas will be removed to create one large retention basin.

Ed will walk the Chatham/#16 project and Devonshire area with Dan Daley next week.

Finance Committee-John Andrews

John Andrews reported on the Finance Committee. We are applying the contingent reserves from previous years to the 2024 budget on a monthly basis.

Projects Committee-George Earle

George Earle reported on the Projects Committee.

We received a proposal from Brandywine Valley HVAC for a new HVAC control system at the Community Center at a cost of \$28,500. This would put smart phone controls in the hands of several authorized users. We have \$146,666 in reserves for CC HVAC replacement work. The MA voted to approve the expenditure.

We will also be upgrading the electric fireplace in Wooldridge Hall to a more realistic looking fireplace. A potential model will be displayed at the Home Expo next week.

Security Committee- Marc Fraser

Marc Fraser reported on the Security Committee.

Marc continues to work with villages regarding the trees/bushes blocking line of sight when pulling out from some of the Villages. There are a few villages remaining to complete the project.

North Gate double gate system process is progressing but is not final. We are getting quotes and drawings for the project. Final numbers will be forthcoming.

Because many alarm companies will not maintain or repair alarm panels that they do not monitor, Hershey's Mill is experiencing a shortage of available alarm technicians to service alarm systems. The Security Committee will begin investigating options to help alleviate this issue, including the concept of all alarm system operations falling under the purview of the Master Association.

Community Center – Jack Nilon and George Earle

Members of the BOD, Kathy Martinides and CC Committee toured the CC and outlined some possible improvements. These improvements include converting an upper floor kitchenette to a storage area. We are also considering installing double doors from the Wooldridge Hall area out to the patio. We are getting estimates for proposed costs.

OLD BUSINESS

Sunoco Pipeline – We are waiting on a decision from the Commonwealth Court.

Urgent Care Program. A presentation was made by Michael Kallay and Jeff Taylor on the Urgent Care Program initiative from Princeton Village. The Urgent Care kit is currently on the Princeton webpage and accessible to any interested in using it

There were questions about how the program might be expanded to other villages and whether it would be done on a village-by-village basis or globally at the MA level. Ed Isselmann, Steve Frondorf, John Myatt, Linda Green (Council member from Ashton) and Kim Morton have agreed to participate with Jeff Taylor and Michael Kallay in a future meeting to discuss different options for the presentation of this information to HM residents.

Walking Trail Snow Removal. The cost for snow removal for all walking trails was more than \$14,000 over two days for a modest 5.3" of snow. Board recommended and the MA approved doing snow removal only around the lagoon and the two paths (Jefferson side and Garden side) leading to the lagoon in future snowstorms. In the fall, the MA will post a notice in the Digest and send an email to all residents advising them that walking paths will not have snow removed in the future and only the lagoon loop and the two access paths will have snow removal.

CAI is tracking Corporate Transparency Act. Ed's letter to Senators Casey and Fetterman was included in packet as an example of what can be drafted and sent from CAI's link in the issue. Senator Casey's office had responded that there was much good about the Corporate Transparency Act, but acknowledged that small enterprises like HOAs could be adversely impacted.

NEW BUSINESS

Steve Frondorf questioned if there is a “master list” of contractors who have done work in Hershey’s Mill and are recommended by the villages who have used them. John McDonough said that the Maintenance Committee will discuss this idea at their next committee meeting.

Kathi Sullivan raised concerns about the walking path near Ashton and the Ashton Woods area. John McDonough agreed the Maintenance Committee will review this.

There being no additional business, the meeting was adjourned at **4:10 PM**.

The next meeting will be on April 4, 2024, at 3:00 PM.

Respectfully submitted,
Kim Morton
Secretary