

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

The Board of Directors conducted its regularly scheduled meeting on Thursday, April 25, 2024. Attending were Board members John Andrews, Kim Morton, John McDonough, John Myatt and Jack Nilon. George Earle and Tom Cassidy had excused absences. Also present were Managing Agent Ed McFalls and Director of Security Marc Fraser.

The meeting was called to order at 2:03 PM by President, John Myatt.

The MA Meeting minutes from April 4, 2024 were reviewed.

**Stormwater Management.**

Ed McFalls reported on the stormwater management project and reported on the project status. The Jefferson Basin project. The engineer from Pennoni (used by EGT) had concerns about the volume of silt that could be held in the proposed holding basin. Dan Daley sent maximized design to EGT. The engineer for EGT, Nate Cline, and Dan Daley will meet on Monday to review and finalize the plans. There was a general discussion about landscaping around the Jefferson retention basin when the basin is completed. Dan Daley is also looking at the Chatham-Merrifield spray field solutions. Dan Daley reviewed the Devonshire basin issue again as to whether there would be a benefit to any additional remediation.

**Projects Committee**

Jack Nilon reported on the Projects Committee.

The Board approved the contract for the removal of the kitchenette from the Community Center area and to convert the area to closet space. The project should begin in May.

We have a replacement for the fireplace insert in Wooldridge Hall and this will be installed by the same contractor which is converting the kitchenette to storage.

The installation of patio doors in the Community Center. Will need to determine how that would affect the exterior ramps. The BOD is still seeking additional information on this issue.

**Finance Committee**

John Andrews gave the report on the Finance Committee.

We have 25 CIF checks so far for 2024.

The Committee is NOT planning to meet with any amenity committee that is not seeking an increase in funding for next year.

**Security**

Marc Fraser gave the Security Report.

There was a brief discussion regarding the purchase of a new vehicle which should take place within the next month. The project to improve sight line at intersections has been completed. Security will look in to the costs for camera coverage in the area of the pool parking lots.

#### Sports Committee.

Ed McFalls gave the report of the Sports Committee.

The paddleball decking will be power washed and re-stained. Ed is getting an estimate for that.

Chris Weir (Southwest Green) will be grooming the bocce courts this year. Jim McGinn will install the windscreens on Monday or Tuesday for the tennis courts.

#### Pool Committee.

John Andrews gave the report on the Pool Committee. The pool will be opening on Memorial Day Saturday. The pool cover is coming off soon to allow for lifeguard certification for HM residents. We are considering new vending machines which will accept credit cards. A new pool showcase was installed.

#### Maintenance Committee.

John McDonough gave the report of the Maintenance Committee. The committee has updated their list of proposed maintenance projects. The committee is reviewing and prioritizing the projects. Ed is getting estimates to replace damaged sections of fencing with either wood or vinyl. Ed will send out the estimates when he receives them. Any sections of chain link fencing that need to be replaced around the spray fields will be paid for by Greenhill Sewer. There was a section of fencing that was removed and will be replaced.

#### Community Center.

The Community Center report was given by Jack Nilon. Brandywine Valley HVAC will be meeting with Dan Trauger regarding the controls for the HVAC system.

#### Old Business

Get Refunds. There was an article in the paper that the IRS is recovering funds paid out fraudulently.

The hold on pending apps may be lifted soon.

Yellow Dot program is moving along. Several villages have already been completed. The program will continue to be rolled out village by village.

Beekeeper is satisfied with the placement of the beehives for 2024 by the spray fields by Rt 352.

#### New Business

Nature Group requested not mowing along the southern border along 352. The BOD decided we will continue to mow the area.

Advertising in HM Player Program book. Cost is \$225 for full page b/w. BOD agreed to full page ad.

HM Players requested to distribute flyers in HM. The BOD decided that flyers cannot be distributed but notifications should be sent via email.

The next meeting of the HM BOD is May 30, 2024, at 1:00 PM.

The meeting adjourned **at 3:35 PM.**

Respectfully Submitted,

Kim Morton