

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
May 30, 2024

The Board of Directors conducted its regularly scheduled meeting on Thursday, May 30, 2024. Attending were Board members John Andrews, Tom Cassidy, George Earle, Kim Morton, John McDonough, John Myatt and Jack Nilon. Also present were Managing Agent Ed McFalls and Director of Security Marc Fraser.

The meeting was called to order at 12:57 PM by President, John Myatt.

Stormwater Management.

Ed McFalls reported on the stormwater management project and reported on the project status. The Jefferson Basin project. The surface has started to dry in some areas and several feet are congealing, making it now hard to pump. EGT has still not approved the permit for pumping, even though the engineer for the township approved the plan over 5 weeks ago. Berg now has a new proposal to remove 2000 yards from the Chatham mound to an off-site location and truck the muck from Jefferson to the work area over by Chatham. Dan Daley is now discussing this proposal with Nate Cline, the engineer for EGT for approval. Nate will be talking further with the township about trying to get the permit. Ed will follow up with the Council. Berg is ready to proceed if we can get the permit.

The issue on the landscaping at the Jefferson Basin was tabled. We will wait to see the cost of the completion of the basin project.

Dan is looking at Chatham - Merrifield for a possible solution adjacent to the 352 spray field. This would be to help slow the water flow/drainage from a significant drainage area and help to prevent flooding in some Chatham homes.

The bid for the Devonshire basin came in very high due to the remote location, having to cross two pipelines and rock just below the surface. No further action will be taken at this time.

Projects Committee

Ed McFalls reported on the Projects Committee.

We received a list from George Earle with potential long-term projects over the years and the estimated costs therefor. Separately, Ed provided Vision Quest and CIF history, projects in progress, future projects and the estimated costs. The BOD voted to direct the Projects Committee to move forward with planning on the Pavilion with fire pits, grills, water and fans.

There was a cost proposal from the architect re doors from the CC out to the patio. The BOD voted to have the architect do preliminary drawings regarding the doors/ramp with a limit up to \$2,000 in costs.

Finance Committee

John Andrews gave the report on the Finance Committee.

We have 36 CIF checks so far for 2024. The Committee feels we are in good shape financially.

Security

Marc Fraser gave the Security Report.

The purchase of a new vehicle is on hold at this time, but will be moving forward. The BOD approved the paying the 5% increase in the medical insurance for Security personnel and Eddie Dvorak.

Sports Committee.

Ed McFalls gave the report of the Sports Committee.

Southwest Green will be grooming the bocce courts the end of this week and re-painting the lines on the wood. The BOD directed Ed McFalls to contact Southwest Green, in writing, to advise that they must resolve the outstanding issue regarding the grade of the concrete decking around the bocce court to get the final approval from EGT. John Andrews reported the Memorial Day Monday cookout sponsored by IBX was a big success.

Pool Committee.

John Andrews gave the report on the Pool Committee. The pool opened on Memorial Day Saturday. Two residents from HM passed the test to be lifeguards.

Maintenance Committee.

John McDonough gave the report of the Maintenance Committee. John has been getting feedback from a few residents on proposed improvements. John Myatt worked with a HM resident who contacted Comcast and the PUC regarding the Comcast boxes. Comcast has now agreed to repair the boxes and/or paint them. Tom Cassidy spoke about a proposal with HML to take down 20 trees. The proposal was approximately \$17,000. Tom will obtain 2 other bids for the work before any action is taken.

Community Center.

The Community Center report was given by Ed McFalls. We are reaching out to Brandywine Valley to ascertain the status of the controls for the HVAC system.

Old Business

Get Refunds. The attorney stated that we are entitled to a refund if the program resumes,

Yellow Dot program has already reached out to 1300 homes. We should reach 1700 homes by the end of July.

New Business

Some clean up along 352 was done. Fence was repaired. Fixed section by Ulster also. The new sign for Greenhill and Rt 352 intersection was approved by the BOD

There was a discussion about the mowing around the lagoon. Ed will obtain bids for additional mowing. Discussion of generator at the Community Center in the event of a power failure. The BOD agreed to take no action.

There was a discussion about the bee hives near the lagoon and a possible warning when the beekeeper is working on the hives. It was agreed that Marc will speak to Carmen and ask about the situation.

The next meeting of the HM BOD is June 27, 2024, at 2:00 PM.

The meeting adjourned at 2:55 PM.

Respectfully Submitted,

Kim Morton