

Hershey's Mill Homeowners Association
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DRAFT – MA APPROVAL PENDING

Minutes of the Monthly Master Association Meeting
Hybrid - Ardmore Room and via Zoom
May 2, 2024

Attendees: Michael O'Connell (A); John Myatt (B); John Groch (C); Sharon Rehwald (D); Steve Frondorf (E); Bill Shipley (F); Dave Nagurney (G); (H/L/N); Ed Isselmann (I); Kim Morton (J); Tom Ullman (K); Mary Ellen Pernice (M); Nancy Bucceri (O); Jeff Taylor (P); John Andrews (Q); John Hlis (R); Jack Nilon (S); Pete Thompson (T); (U): Mark Hutchinson (V); (W); George Earle (Y) Ted Sikorski (Z); and Ed McFalls. Also present was Marc Fraser, Chief of Security.

Board Member, George Earle, called the meeting to order at 3:00 pm.

The minutes of the April 4, 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 new temporary silt storage area has received approval from the EGT engineer. We are now awaiting permit from the township zoning officer. Dan Daley met with members of the BOD to discuss the Chatham/#16 project.

Finance Committee-John Andrews

John Andrews reported on the Finance Committee. We are off to a good start in 2024. We have received 28 CIF checks so far in 2024. John reviewed the status of Capital Reserves, CIF funds and Vision Quest. He discussed the budgeting process for the amenity committees for 2025 where the Finance Committee only wants to meet with committees that are requesting increases in funding for 2025..

Projects Committee- George Earle

George Earle reported on the Projects Committee. The kitchenette is being removed next to the Ardmore Room in the CC and a closet will be installed. The project is scheduled to begin May 8th.

Security Committee- Marc Fraser

Marc Fraser reported on the Security Committee. The line-of-sight landscape improvements have been completed. There is some final work being done at Brighton.

Sports Committee-George Earle

George Earle gave the report. Paddle decking will be power washed and stained. Southwest Green will be grooming the bocce courts.

Pool Committee-John Andrews

The new furniture for the pool area is being delivered. Most of the 2023 lifeguards will be returning for the 2024 season. Some HM residents have agreed to be re-certified as lifeguards to fill in early and late season when full time lifeguards are in school.

Community Center – Jack Nilon

The kitchenette is being removed and a closet will be installed; the project will begin next week. The new fireplace for the Wooldridge Hall is on site but still needs to be installed. We are still looking at the option of installing doors from the Wooldridge Hall out to the patio. Additional research needs to be done regarding how it might affect the ramp area.

OLD BUSINESS

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

Yellow Dot PLUS program. Report was given by Jeff Taylor, Michael Kallay and Gary Fescine. A total of 5 villages will be done by the end of this month. The project has now been fully funded by a grant from HMCTV. The downloadable forms are currently available on the Princeton website. Jeff is working with Jack Reidy to have the forms put on the HersheysMill.org website. Eventually would like to do a program that would be available on HMCTV for new residents to view. Planning to have another article in the Guide and Digest, hopefully by the July edition. There is a plan to send an email to all residents on an annual basis, reminding residents to update their medical information. A Purpose Statement was read: The Yellow dot + program is a crucial common-sense initiative for ensuring the safety and well-being of the HM residents when they cannot advocate for themselves. To efficiently continue the rollout to the remaining villages and residents. A strategic plan is essential. The organizational framework discussed and utilized can be used as a model for the ad hoc committee for future resource projects.

NEW BUSINESS

Yardley is doing new roofs. There may be periodic road closures in Yardley in the immediate vicinity of effort while the work is continuing. There was a discussion about possible replacement of the Hershey's Mill sign at the corner of Greenhill and 352.

There being no additional business, the meeting was adjourned at 3:35 PM.

The next meeting will be on June 6, 2024, at 3:00 PM.

Respectfully submitted,
Kim Morton
Secretary