

***Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
June 27, 2024***

The Board of Directors conducted its regularly scheduled meeting on Thursday, June 27, 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 2:02 PM by President, John Myatt.

BOD Election. Only Candidate Information Forms submitted were from the incumbents. Therefore, the incumbents can be elected by acclamation at the July 11th MA meeting.

Stormwater Management.

Ed McFalls reported on the stormwater management projects and reported on the project status.

The Jefferson Basin project. We are trying to finalize the plans to truck out directly to Highland as much of the Jefferson basin silt as is sufficiently dry in order to reduce the amount to be removed to the mound behind Chatham. If the weather cooperates, the hope is to start the project the next week. This will also save money. Jefferson basin landscaping project will be considered after we have a better understanding on the costs for removal of the silt.

Dan Daley is meeting with Ed on Monday to review possibility of basin at Merrifield to determine if there is enough room to install a basin to the north between Merrifield and the spray field that would be sufficiently useful to retain additional water in that area. Dan and Ed will also review a drainage issue along the walking trail by Kennett in the vicinity of 959 Kennett as well as some potential improvements between Ashton and the 15th hole of the golf course.

Projects Committee

George Earle reported on the Projects Committee.

George reviewed the plans and budget for the Pavilion area. There was a general discussion about other amenities and the size for the pavilion. The BOD voted unanimously to support this proposal and it will be presented to the MA at the July 11th meeting for MA approval.

George said the Sports Committee proposed putting a permanent metal roof on one of the pergolas by the former bocce courts now converted to yoga stretching area. This will be paid by the Sports Committee from their funds. This was approved by the BOD.

Finance Committee

John Andrews gave the report on the Finance Committee.

We have 42 CIF checks so far for 2024. The Committee will be meeting with Amenity Committees and liaisons in July.

The Finance Committee recognizes that we have both the Pavilion project and the pending replacement of the wood pool decking at the same time. We will still continue with both projects and will continue to have a positive cash flow as these funds are coming from two different sources (Pavilion from Vision Quest and pool deck from capital reserves).

Security

Marc Fraser gave the Security Report. There was a fire at a home in Kennett that started as a kitchen fire. Security initially responded as well as local fire departments. The house is currently unlivable. A fire investigation is ongoing. Security was commended for the work they did prior to the arrival of the fire departments. Security will be installing additional cameras at the West Gate. They are also installing cameras at Greenhill Sewer (at Greenhill Sewer's expense) which will be monitored by Security.

There was a general discussion that front door locks must remain keyed so that Security can access all homes. If a resident replaces their door or front lock, it must remain accessible with Security's master key system. Any questions, a resident may contact A-1 Security (now Advance Lock) at 610-847-5012. There was a general discussion about the ongoing routine testing of alarm systems within HM.

Pool Committee.

John Andrews gave the report on the Pool Committee. The pool deck is 24 years old and 4 years beyond its useful life. The BOD will propose replacing the pool decking and we are seeking bids for new wooden deck or possibly Timber Tech or similar material.

Maintenance Committee.

John McDonough gave the report of the Maintenance Committee. There was a bi-annual meeting of village maintenance chairpersons attended by about half of the chairpersons. It was noted there are a number of different types of light poles, fixtures and bulb varieties around Chandler Drive and Mill Road and the Maintenance Committee would like to see an effort to standardize at least the light bulb types for uniformity.

Community Center.

The Community Center report was given by Jack Nilon and Ed McFalls. Jack revived the general discussion from the previous month about the CC Committee and the management of its dedicated volunteers.

Brandywine Valley says Phase I of the new CC HVAC controls will be completed by the end of July. The 12 year old heat pump for the Paoli Room is no longer working and needs to be replaced. The BOD voted to replace the heat pump.

Old Business

Yellow Dot program is nearing completion. Robynwood is the only Village that has elected not to participate in the program. Extra packets will be made up and any residents who have been missed but would like to participate will be able to access these at the Admin Office in the shopping center.

Comcast box maintenance. Through the efforts of a dedicated resident in Ashton, we are having success with Senator Comitta, the PUC and Comcast in repairing the equipment boxes that remain in HM. Work still remains.

There was no New Business

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

The meeting adjourned at 3:45PM.

Respectfully Submitted,

Kim Morton