

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

The Board of Directors conducted its regularly scheduled meeting on Thursday, July 25, 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 2:05 PM by President, John Myatt.

The Board had a discussion with Kathy Martinides regarding the Community Center, volunteers and recommendations for staffing moving forward. The Board will continue consideration of this important topic, possibly at a special meeting dedicated to this and a couple of other important issues.

Stormwater Management.

Ed McFalls reported on the stormwater management projects and reported on the project status. The Jefferson Basin project. The trucking out of the silt is almost complete. So far, all silt has been accepted by Highland Orchard. The berm dividing the two separate sides has been removed and final grading is being completed. The BOD is continuing in its discussion of the landscaping in the area of the basin. There will be a meeting on August 1st with Ed McFalls and residents of Jefferson Village whose property adjoins the basin. The BOD will then pick up this issue at the next BOD meeting to discuss landscaping and finishing of the project.

Dan Daley is due back from vacation on Thursday. Ed will resume discussion with him regarding the sewer lagoon berm repair and the possibility of a basin between Merrifield and the Rt 352 sprayfield. There will also be a review of the stormwater from the Chandler Drive walking trail along Kennett Village which then impacts the houses around 959 Kennett. Another area to be addressed is the erosion caused between Ashton and the right side of Hole #15.

The #2 or Springton Basin is again silting in at the northern end, where the basin is less than a foot deep. It was agreed by the BOD that this area will need to be addressed – probably through dredging and wall restoration.

Projects Committee

George Earle reported on the Projects Committee.

The two possible areas for the pavilion were staked out and there was a discussion of the pros and cons of both proposed locations based on its intended uses. This issue will be discussed further at next BOD meeting. The BOD will also review the possible colors for the lumber framing and shingles consistent with other color combinations in HM.

John McDonough and other board members have had several meetings with the Technology Committee regarding sound and acoustics in the Community Center. John reviewed the sound engineer's study (Harrison Acoustics) from last December and the need for some improvement in reducing reverberation

in Wooldridge Hall. The BOD agreed to get estimates for proposed solutions. There were additional discussions on the need for improvement on the sound system and other AV equipment in the CC.

Finance Committee

John Andrews gave the report on the Finance Committee.

We have 49 CIF checks so far for 2024. Most amenity committees are sending in written reports. The Finance Committee will be meeting with the Technology Committee on Monday as part of the meetings with Amenity Committees.

Insurance for Villages

There was a discussion of the memo that reviewed claims closed and/or pending for 2024 along with our historical losses. The market is still very tight and very few insurance companies are writing habitational policies. Our agent is shopping policies for those Villages that only had one-year contracts last year.

Security

Marc Fraser gave the Security Report.

There was a sink hole next to a manhole near the Main Gate. The township originally came out and patched it, but it has failed again. The township is doing another temporary patch and will be investigating and affecting a permanent fix.

Security is working on the double gate system for the North Gate and getting quotes for the system.

Security is hoping to update the Security vehicle within the next month or two.

The BOD will recommend to the MA that the short, steep driveway between the Sullivan House and the Village Green be permanently closed and eliminated.

Security has been doing research on possible updates to in home security systems. Additional research will continue.

Sports Committee

There was a request to designate a bench in the bocce area in honor of a resident. The BOD approved the request in concept, and Ed will communicate parameters regarding such dedications.

Pool Committee.

John Andrews gave the report on the Pool Committee. Both the Pool and the Committee are operating very smoothly.

Maintenance Committee.

John McDonough gave the report of the Maintenance Committee. There are a few stretches of walking trails in need of repair. One member noted some lights are out around Chandler Drive and a list of these will be passed along to Ed to have addressed by the electrician.

Community Center.

The Community Center report was given by Jack Nilon and Ed McFalls.

Phase I of the new CC HVAC controls were completed July 12th.

The heat pump for the Paoli Room was replaced Monday and Tuesday. Brandywine HVAC has been asked to address why the new system seems to be operating louder than the previous system. Some theories exist about this issue.

Old Business

Yellow Dot program is essentially complete with some extra packets made up for those residents that did not get them during the initial thrust of the effort.

Comcast box maintenance has been accomplished thanks to a determined resident in Ashton Village

New Business

Our existing 3-year trash collection contract with Blosenski will expire at year end. Blosenski, Mascaro and Republic were contacted for bids. Blosenski is preparing a bid. Mascaro will do a tour on Friday and Republic will tour the community next Tuesday.

The next regular meeting of the HM BOD is August 29, at 2:00 PM.

The meeting adjourned at 4:50 PM.

Respectfully Submitted,

Kim Morton