

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
July 11, 2024

Attendees: Kathi Sullivan (A); John Myatt (B); John Groch (C); Barbara Sue Williams (D); Steve Frondorf (E); Margaret Callahan (F); Dave Nagurney (G); Frank Wiley (H/L/N); Ed Isselmann (I); Kim Morton (J); Tom Cassidy (K); Mary Ellen Pernice (M); Buff Biddle (O); Jeff Taylor (P); John Andrews (Q); John Hlis (R); Scott Henderson (S); Pete Thompson (T); John McDonough (U); Mark Hutchinson (V); (W); George Earle (Y) Ted Sikorski (Z); and Ed McFalls. Also present was Marc Fraser, Chief of Security.

Board President, John Myatt, called the meeting to order at 3:00 pm.

The minutes of the June 6, 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. At the Jefferson Basin expansion project, the trucking of silt is scheduled to begin July 18th and the silt that is sufficiently dry will be trucked directly to Highland Orchard. They will then calculate what is left to be moved because it is too wet to go to Highland. This silt will be moved to behind the 11th tee.

Ed McFalls met with Dan Daley on July 1st to review the buffer between the 352 spray field and Merrifield Village where Dan is hopeful a worthwhile basin might be developed. They also reviewed the interface between Ashton Village and the 15th hole of the golf course.

Finance Committee-John Andrews

John Andrews reported on the Finance Committee. We have received 44 CIF checks so far in 2024. John reviewed the financial statements from May and we are in sound condition. We have funds on hand in either Capital Reserve account or Vision Quest accounts to accomplish the projects that have been under consideration such as the pavilion and the replacement of the deck at the pool.

Projects Committee- George Earle

George Earle reported on the Projects Committee. There was a general discussion regarding the Pavilion plans at the Village Green. While all seemed in favor of the pavilion there was question among some about the location – some preferring the original location vs. the alternate location proposed in the Board's packet. The members present voted to authorize planning for a pavilion of up to \$120,000, but it was promised the Board would study the two possible locations with Sports Committee and village representatives and another vote on location would be held at the MA level. This will give us a chance to get structural plans done in preparation for a building permit. A question was raised about future new restrooms and George commented he was working on this, but it would be part of a future phase.

Security Committee- Marc Fraser

Marc Fraser reported on the Security Committee. He reviewed the plans for a double gate system at the North Gate commenting that all three needed contractors have been out and gathered necessary

information for providing proposals. Someone asked about scope of cost and Marc explained that he did not yet have numbers for concrete and island work, but that work for gates and cameras is estimated at about \$50,000. When the work gets done, Marc plans to keep the middle lane closed for a couple of weeks to get residents used to using the outer lane – so guests will have to use the Main Gate for access during this period.

Sports Committee-Dave Nagurney. Dave reported that the Memorial Day celebration was a huge success with 500 attendees. The tennis courts are playing well. Pickleball is thriving, but they are due to be re-surfaced early next season.

Pool Committee-John Andrews

John Andrews reported for the Pool Committee saying there had been 2 meetings – one on 6/8 and the second on 7/8. The Pool is functioning well. July 4th went well with a DJ and ice cream truck available. We seem to have a leak which will be investigated at the end of the season. It was asked if any consideration has been given to shifting to a salt water pool. Ed responded that was previously investigated but because the chlorine level needs to be higher in commercial pools, the salt would have to be so high as to be corrosive to pool equipment.

Community Center – John Myatt

John Myatt reported in Jack Nilon’s absence that the 12 year old HVAC unit for the Paoli room has to be replaced. Phase I of the control work is due to be complete in mid-July. The Paoli Room system will be installed after that. George commented on the new fireplace that’s been installed which is a big improvement over the earlier version.

OLD BUSINESS

Sunoco Pipeline – We won our appeal at the Commonwealth Court. The case has been remanded to the Chester County Court for a hearing.

Yellow Dot PLUS program. Jeff Taylor reported on the success of the program and that the initial efforts are nearly complete. Kits are being readied for the balance of the homes and will be available in the Admin office in the shopping center. The Committee is looking for more volunteers for a Phase II of next steps.

NEW BUSINESS

We only received Candidate Information Forms from the incumbents. The incumbents, John Myatt, Tom Cassidy and John McDonough were re-elected to the BOD by acclamation.

John Hlis asked that more effort be put into cleaning up the look along Boot Road with stump removal, wall reset, trimming between curb and roadway, etc.

There being no additional business, the meeting was adjourned at 3:50 PM.

The next meeting will be on September 5, 2024, at 3:00 PM.

Respectfully submitted,
Kim Morton
Secretary