

***Board of Directors  
of the  
Hershey's Mill Homeowners Association  
1389 East Boot Road \* West Chester, Pennsylvania 19380 - 5988  
Minutes of Meeting  
August 22, 2024***

The Board of Directors conducted its regularly scheduled meeting on Thursday, August 22, 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 1:00 PM by President, John Myatt.

**Stormwater Management.**

Ed McFalls reported on the stormwater management projects and reported on the project status. The Jefferson Basin project. The grass is growing in very nicely around the lagoon. The BOD still needs to give final approval on the landscaping for area around the basin. The BOD is requesting that Jerry come to the next BOD meeting to review landscaping plans and maintenance costs. Dan Daley is working on the Merrifield area basin concept and/or berm. Dan will also be looking at Kennett for possible drainage solution to a longstanding problem. Two inlets in Chatham are being rebuilt by Corinthian Services.

**Projects Committee**

George Earle reported on the Projects Committee.

Pavilion - Dan Daley is plotting both alternative locations for review of the final location by the MA members. There was also a brief discussion about a 3<sup>rd</sup> possible location.

George also presented rough estimates and drawings for the installation of restrooms in the Sports Complex area. There were discussions about whether there was a need for restrooms in the Sports Complex area since the restrooms at the pool area and Cove are accessible. No further action taken at this time.

The BOD is seeking a second estimate for the cost of removing the steep driveway located behind the Sullivan House.

The BOD confirmed the colors for the framing and shingles of the pavilion.

John McDonough met with PMDG to review potential plans for the installation of acoustic panels for the Community Center. The BOD is discussing whether there is a need for spec sheet for possible installation. We are also going to contact a second vendor for input.

**Finance Committee**

John Andrews gave the report on the Finance Committee.

We have 58 CIF checks so far for 2024. Ed is working on the draft 2025 budget.

Our existing 3-year trash collection contract with Blosenski will expire at year end.

Mascaro came in very high at \$51.79/house/month.

Republic bid is due Friday.

Blosenski advises we should have bid by the weekend.

### Insurance for Villages

There was a discussion regarding Assured Partners efforts on behalf of the villages. FHH is working on MA and GHSA.

### Security

Marc Fraser gave the Security Report.

Security acquired a new 2024 Ford Ranger.

Security is planning to present the double gate system proposal for the North Gate at the MA meeting on 9/5 with a cost of approximately \$90,000, all inclusive. This matter will be presented to the MA for final vote at the September meeting.

### Pool Committee.

John Andrews gave the report on the Pool Committee. There was a discussion regarding the deck proposal:

Pressure Treated Lumber - \$76,032.85

Trex - \$92,962.00

The BOD is waiting for two more quotes.

### Maintenance Committee.

John McDonough gave the report of the Maintenance Committee.

There are additional sidewalk areas to be repaired.

### Community Center.

The Community Center report was given by Jack Nilon and Marc Fraser. There was general discussion as to the use of SKEDDA and future bookings.

### Old Business

None

### New Business

There was a discussion of the Wood Shop structure and fees. There is an agreement that all residents should be required to be trained on new equipment before being permitted to use a particular piece of equipment. The BOD will request Bob Milano attend the September BOD meeting.

The next regular meeting of the HM BOD is September 26, 2024 at 2:00 PM.

The meeting adjourned at 3:04 PM.

Respectfully Submitted,

Kim Morton