

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
September 26, 2024

The Board of Directors conducted its regularly scheduled meeting on Thursday, September 26, 2024. Attending were Board members John Andrews, Tom Cassidy, George Earle, Kim Morton, John McDonough and John Myatt. Jack Nilon was excused. Also present were Managing Agent Ed McFalls and Director of Security Marc Fraser.

The meeting was called to order at 2:00 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 still growing in around the lagoon. The BOD still needs to give final approval on the landscaping for area around the basin. The BOD is requesting Jerry come to the next BOD meeting to review landscaping plans and maintenance costs.

Dan Daley is still working on the Merrifield area basin concept. They have completed a survey. Dan has also worked on the project at Kennett.

Corinthian Services did a nice job on the Chatham inlets.

Projects Committee

George Earle reported on the Projects Committee.

Pavilion – We have the sealed plans from the builder. We cannot begin concrete until we obtain a permit. We are still waiting for design for electric and then having those plans sealed. There was a discussion about furniture for the pavilion and possibly purchasing furniture now, while things are discounted at the end of the season.

There was discussion about whether the canvases needed to be replaced for the Sports Area.

John McDonough reported on the plans for the installation of acoustic panels for the Community Center.

Sherry Kane and John McDonough discussed the installation of panels with an acoustical panel company. We are still waiting on two other competitive bids for panels.

Finance Committee

John Andrews gave the report on the Finance Committee.

We have 67 CIF checks so far for 2024. The Finance Committee submitted a draft MA budget for 2025. There will be some significant increases in items such as insurance and utilities. There was a recommendation to reduce the marketing budget in light of the speed with which houses are selling in HM.

The BOD recommended the approval of the proposed budget for 2025, which will include an increase in assessment of \$7.80 a month per home.

Overall, we are in good position and will have sufficient funds to move additional money to the reserve fund.

Insurance for Villages

John Myatt spoke regarding the status of the insurance quotes.

We have gone with Assured Partners efforts on behalf of the villages. The BOD approved the FHH proposal for the MA and GHSA.

Security

Marc Fraser gave the Security Report. It is anticipated that we will start on the double gate system for the North Gate as soon as the contractors have an opening in their schedule. It is possible the work could begin this fall. Marc is also investigating updating the residential alarm systems based on some of the new technology issues. Marc has requested a meeting with Village representatives (presidents), to determine if Villages are interested in continuing in participation with a “group” security monitoring vs Villages outsourcing to individual companies on their own. Security Committee needs to know how many Villages would participate in an effort to obtain group bids.

Sports Committee

George Earle reported on the Sports Committee.

The Bocce Committee asked about what repairs/maintenance would be done to the Courts next spring.

Ed reported the MA would do the same grooming it performed this past spring.

There was a question about Paddle Tennis being used by a resident and friends. The recommendation was that SKEDDA should be used to book specific times that residents will use Paddle Tennis before outside visitors can use the courts.

Woodshop

George Earle reported on a request from a few members of the Woodshop for a dado blade. The BOD agreed that we would not allow the use of the dado blade for safety reasons. The BOD will request that Bob Milano attend the October BOD meeting to explain the current safety program, budget and the \$100 annual resident fee.

Pool Committee.

John Andrews and Ed McFalls gave the report on the Pool Committee. There was a discussion regarding the deck proposal. The best proposal is the Trex proposal for \$92,962.00 which has been accepted by the MA.

The BOD is waiting for one additional quote.

Maintenance Committee.

John McDonough gave the report of the Maintenance Committee.

They are still tracking the street lighting on Chandler and Mill Drives. There are four different types of lighting and the bulbs are different. There is no uniformity.

Community Center.

The Community Center report was given by Marc Fraser.

Marc has met with the volunteers and has been doing the scheduling of events. The volunteers will be primarily handling scheduling of events. Eddie gets a list of all events for the following week so that he is aware of necessary set-ups. There will be a separate group of volunteers who can schedule social events/line dancing.

Old Business

Our existing 3-year trash collection contract with Blosenski will expire at year end. We have received bids: Mascaro \$50.07 house/month. Republic \$45-\$50. Blosenski \$35.04
Republic came back with a “valet” service proposal which would have the trash stored in bins that would be kept at the Maintenance area and picked up twice a week.
After extensive discussion, the BOD requested a zoom call with the representative of Republic to answer specific questions regarding the valet service.

We have received two additional proposals for the steep hill removal from Lyons & Hohl and Charlestown. The BOD voted to approve the Charlestown proposal for the removal of the steep hill provided it includes the extension of the guard rail.

Corporate Transparency enforcement will begin Jan 1, 2025. We have been urged to write letters to our representatives in opposition. The Richter letter will be sent to all Village Presidents.

New Business

In addition to Quaker Trail, some overlay by Ulster and Yardley and request for an ADA access across from Jefferson. We have received bids from Charlestown for this work. The BOD voted to recommend this to the MA for the MA approval.

In response to a request from the group, the BOD voted not to recognize the HM Art Group as a Standing Committee.

A Kennett Village resident requested the vegetation around the Main Gate pond be trimmed down. The request was denied and we will allow the area to retain its natural habitat appearance.

The BOD voted to accept the proposal from the Technology Committee for retaining an outside company for the scanning and retention/storage of desired HMMA documents in the Declarant’s possession.

The next regular meeting of the HM BOD is October 24, 2024 at 2:00 PM.

The meeting adjourned at 4:35 PM.

Respectfully Submitted,

Kim Morton