

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
October 24, 2024

The Board of Directors conducted its regularly scheduled meeting on Thursday, October 24, 2024. Attending were Board members John Andrews, Tom Cassidy, George Earle, John McDonough, John Myatt and Jack Nilon. Kim Morton joined the meeting while in progress. Also present was Managing Agent Ed McFalls. Marc Fraser was absent and excused.

The meeting was called to order at 2:00 PM by President, John Myatt.

Five of the Seven Board members had first gathered in the Wood Shop at 1:00 PM to have a tour of the facility, hear about safety issues, maintenance of equipment, the cost of operating the Wood Shop and how members are trained as and when necessary.

Stormwater Management. Ed McFalls reported on the stormwater management projects. The Board has not resolved the planting scheme for the Jefferson basin which is probably good since it has been so dry for the past couple of months. Survey work has been completed and a plan to address a situation along the walking trail by the western portion of Kennett should be ready in about a week. E.B. Walsh (Dan Daley) will then work on the proposed basin north of Merrifield. He also has what he needs to work on Ashton periphery drainage. The Board then reviewed an update on the Storm Water Management projects accomplished and pending.

Projects Committee. Several reported on various projects. Ed reported having submitted to East Goshen for the building permit needed for the Pavilion project. It will likely be mid-November before we get it. We have also applied for a PA Dept. of Labor & Industry waiver for a very slight excess slope on 2 concrete pads by the bocce courts.

George Earle suggested using the material from the Pavilion excavation to level the ground in the area to the west of the bocce courts to provide level ground for tents and activities around holidays. It would also reduce the cost of trucking the material.

John McDonough is still gathering proposal information for acoustical panel installations in Wooldridge Hall. The Technology Committee has overseen the installation of new audio/visual equipment in the Ardmore Room and Wooldridge Hall.

Finance Committee. John Andrews noted we have 81 CIF checks in 2024. There is a good chance we will end the year with about 100 CIF payments. The Finance Committee will meet this Monday to review the monthly finance report.

Security. Ed McFalls reported the North Gate project is planned to start next week and should take at least a week depending on weather. The removal of the steep hill behind the Sullivan House will then follow starting late next week or early the following week.

Sports Committee. George reported the Paddle Group was looking for a new chairperson. He asked Ed to have HMLD weed wack around the courts for ease of ball retrieval.

Pool Committee. John Andrews shared the names of Pool Committee members for 2025 being Mike Bianco (Chair), Mike Gibson (Treasurer), Sandy Loose (Social Events), Carol Ann Marano, Eileen Carey, Betsy Carlin and Bill Oppenheim. The deck replacement project has been awarded to Mill Remodeling. George and Ed will meet with them Friday to go over the project.

Community Center. Ed reported that Marc Fraser was separating the scheduling function of the CC Committee from a separate group – not yet identified – to plan and put on social events. Ed also reported that Kencor Elevator – our elevator maintenance firm – says we need a Scavenger pump to return oil leaking into cylinder from the pistons. This installation would cost \$6,024. Ed is reaching out to Kencor to understand this situation.

Old Business

Corporate Transparency enforcement will begin Jan 1, 2025. Board members will need to submit full names, addresses, birthdates and a form of photo identification (drivers license, passport, etc.).

There was a discussion about whether the Recreation Center had its own Liaison or if Jack Nilon as CC Liaison filled both roles. This is in response to the Art Group wishing to persist in pursuing recognition as an official MA committee. Jack indicated he would reach out to the group.

A Draft of a 2nd memo of understanding with a group pursuing the boardwalk by the Gardens to the stream was discussed at some length. While the Board is inclined to permit the group to continue to study and push engineering to obtain a final, satisfactory design, the Board is not willing to abdicate all its authority, responsibility and discretion about the ultimate disposition of an improvement on the Master Association's property. John McDonough will reach back out to the group.

New Business

Ed reported on a Troon resident who forwarded to him some information about groups such as Neighbors Caring for Neighbors and the Village to Village Network to assist fellow residents with practical support services and social connections that help support people in their homes. While Hershey's Mill is a 55 and over community, it is not a community that provides health and human services to assist people to age longer in their homes than they otherwise would and the Board does not believe it should take any steps to change this.

The usual monthly reports for Security, Finance and Bus Activities were reviewed.

The next regular meeting of the HM BOD is November 21, 2024 at 2:00 PM.

The meeting adjourned at 4:00 PM

Respectfully Submitted,

Ed McFalls
Secretary Pro Tem