

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
November 21, 2024

The Board of Directors conducted its regularly scheduled meeting on Thursday, November 21, 2024. Attending were Board members John Andrews, Tom Cassidy, George Earle, Kim Morton, John McDonough, and Jack Nilon. John Myatt joined the meeting in progress. Also present were Managing Agent Ed McFalls and Director of Security Marc Fraser. The meeting was called to order at 2:03 PM by Vice President, Tom Cassidy

Stormwater Management.

Ed McFalls reported on the stormwater management.

Ed spoke to Dan Daley and he is working on the Kennett project then Merrifield and Ashton, and will be getting us further information soon.

Projects Committee

George Earle reported on the Projects Committee.

Pavilion – We are still waiting on the permit from EGT. We should receive it any day. We are still hopeful to have the project completed before the end of the year.

There was a discussion related to the loss of electricity in HM last week and recent discussions with PECO re the condition of our power cables. PECO is doing a further assessment.

John McDonough reported on the plans for the installation of acoustic panels for the Community Center. We are still waiting on other competitive bids for panels based on recommendations from our engineer.

Boardwalk and Deck Committee. There is a new committee that has been created by interested residents and the Nature Group is no longer involved in the possible development of the boardwalk and deck process. The BOD agreed to review a memorandum of understanding with the Boardwalk and Deck Committee setting forth their proposal.

The steep hill behind Sullivan House has been removed and the area has been covered with sod.

Finance Committee

John Andrews gave the report on the Finance Committee.

We have 91 CIF checks so far for 2024. We are on target for 100 CIFs this year.

Security

Marc Fraser gave the Security Report.

The double gate system for the North Gate will be done after the holidays. The concrete islands are completed. Security is working on signage now. Marc does not want to do anything during the holiday season. Project may not be completed until spring.

Marc has requested a meeting with Village representatives (presidents) for December 4th from 1-3:00 PM. Marc has requested Ed send a memo to the Village Presidents prior to the meeting in order for

Presidents to have information prior to the December 4th meeting. The meeting will be available both in person and via zoom. Marc is also available to meet with individual Village Councils.

Sports Committee

Ed McFalls reported on the Sports Committee.

There was a Teams virtual hearing with L&I Thursday morning for the ADA slope variance request.

Dan Daley worked on a recommendation made by L&I. HM has to go back to EGT for review and then L&I is going to grant the approval.

We received the McGinn proposal for resurfacing the pickleball courts at a cost of \$17,975. We have \$28,000 in Capital Reserve for this project. The BOD approved the resurfacing and it will be done middle of next summer.

Pool Committee

Ed McFalls reported on the Pool Committee.

The old decking has been stripped out and the township inspected the area and determined there was a cracked footing. The township required an engineer review the cracked footing and the engineer will need to do a letter to EGT regarding the repair of the cracked footing.

Maintenance Committee.

John McDonough gave the report of the Maintenance Committee.

There was discussion regarding a grouping of lights at the West Gate that are not on the same timing as other lights in the area. Ed and Marc will review the timer.

Community Center.

The Community Center report was given by Ed McFalls and Marc Fraser.

Ed reported that Kencor Elevator has reversed its decision and no longer believes a Scavenger Pump is necessary. Ed will follow up with Kencor.

Marc reported on the Community Center. Marc reviewed a proposal regarding the separation of scheduling functions at the Community Center from planning/running the social and/or special programming events at the Community Center. This would involve a Community Center Committee consisting of 3-5 people with a chairperson for handling all scheduling matters.

Old Business

Corporate Transparency enforcement will begin Jan 1, 2025.

Jack is working with the Art Group. They are looking for a storage area at the Cove. Marc and Ed will look at the area and determine if there is an area where a storage closet would be able to be installed.

Aqua plans to replace water mains from Ashton along Chandler, into Chatham Way, into Devon Way and up near Zephyr. Aqua is planning to pave over the trench, then offering \$200,000 for overlay. Ed is asking Lyons and Hohl Paving for overlay costs which are likely to be higher.

New Business

The BOD approved the proposed revisions/update to the Garden Center Rules/Bylaws.

There was a discussion regarding residents who may have their home in rental and what rights, if any, the owner has to the use of HM amenities while the home is in rental. The BOD determined that if a home is in rental, the owner of the home has no privileges to use HM amenities; the tenant retains these privileges.

There was a proposal for adding an additional handicap space at the Community Center lower parking lot (by the library side). The BOD agreed to add the additional handicap marked spot. George recommended that we begin looking at our “Wish List” again now that the majority of the stormwater management issues have been addressed.

The next regular meeting of the HM BOD is December 19, 2024 at 2:00 PM.

The meeting adjourned at 3:55 PM.

Respectfully Submitted,

Kim Morton