

***Hershey's Mill Homeowners Association***  
**1389 East Boot Road \* West Chester, Pennsylvania 19380 – 5988**  
**(610) 436-8900 Telephone**

**DRAFT – MA APPROVAL PENDING**

Minutes of the Monthly Master Association Meeting  
Hybrid - Ardmore Room and via Zoom  
November 14, 2024

Attendees: Kathi Sullivan (A); John Myatt (B); John Groch (C); (D); Steve Frondorf (E); Margaret Callahan (F); Dave Nagurney (G); (H/L/N); Ed Isselmann (I); Kim Morton (J); Tom Cassidy (K); Mary Ellen Pernice (M); Nancy Bucceri (O); Jeff Taylor (P); John Andrews (Q); John Hlis (R); Jack Nilon (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.

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

The minutes of the October 3, 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. Designs are in process for the Merrifield, Kennett and Ashton projects.

*Finance Committee-John Andrews*

John Andrews reported on the Finance Committee. We have received 90 CIF checks so far for 2024, which keeps us on target for the year. We have several projects in the works: Pavillion, removal of the steep hill by Sullivan House, replacement decking at the pool. John was complimented on the article that was published in HM NEWS on November 7, explaining the Vision Quest, Capital Improvement Fee and Capital Reserve finances of Hershey's Mill.

*Projects Committee-George Earle*

George Earle reported on the Projects Committee.

We are awaiting permit from EGT for the Pavillion. The new furniture for the Pavillion has been delivered and is in storage.

The Quaker Trail overlay has been completed.

We are scheduled to start today (Thursday) the projects at Ulster and Yardley plus the handicap access across from Jefferson. These should be finished by tomorrow along with removing and replacing the walkway from the pickleball area to pool.

*Security Committee- Marc Fraser*

Marc Fraser reported on the Security Committee.

Marc gave an update on the Greenhill Northgate double gate system project. The project has been started but will not be completed until after the new year and could be as late as March, 2025. There will be a double gate at both guest and resident entrances.

Marc has scheduled a meeting to discuss home alarms on December 4<sup>th</sup> from 1-3 PM.

*Sports Committee- Dave Nagurney*  
There is no new activity at this time.

*Pool Committee-John Andrews*  
The Committee has chosen a new secretary for the committee. They are working on the pool decking project and have chosen a color for the decking.

*Community Center – Marc Fraser*  
Marc is planning on phasing out his temporary role by the end of the year. There is a plan to divide responsibilities between scheduling and a social committee.

#### OLD BUSINESS

Corporate Transparency enforcement still coming 1/1/2025.  
Trash contracts will be sent to the Village managing agents soon.  
We are still looking at options and the costs to address sound attenuation in Wooldridge Hall.

#### NEW BUSINESS

Hershey's Mill Golf Course. The Wooldridge Organization has put Hershey's Mill Golf Club on the market for sale. Its representatives have indicated they believe the Master Association is the most logical buyer in order to ensure the course is well managed to best maintain the property values in the community. The land and clubhouse is owned by the Master Association, but is leased by HMGC under a 99 year lease that extends to 2079. The BOD, has been asked to sign a Non-Disclosure Agreement before reviewing the financial documents of the HMGC. The BOD has retained counsel to review the NDA. The BOD has also met with a golf club consultant in advising the BOD in valuing the golf course.

The residents of Merrifield have requested replacement of the chain link fence. That fencing is the responsibility of Greenhill Sewer Association.

PECO - Eaton has had several power outages in recent months. There were general discussions as to outages through Hershey's Mill and possible repairs to transformers and underground lines.

Cell phone service - There was a general discussion about a few homes that are in the "dead zone" and cannot get cell phone service.

Gutter Guard - There was a general discussion as to whether there are villages that have installed Gutter Guard and whether the use of Gutter Guard was successful. There was also a discussion about whether villages have installed larger gutters.

There being no additional business, the meeting was adjourned at 4:02 PM.

The next meeting will be the Holiday luncheon on Thursday, December 5, 2024, at 12:00 PM at the Hershey's Mill Golf Club.

Respectfully submitted,  
Kim Morton, Secretary

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