

Board of Directors

of the

Hershey's Mill Homeowners Association

1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988

Minutes of Meeting December 19, 2024

The Board of Directors conducted its regularly scheduled meeting on Thursday, December 19, 2024, via Zoom. Attending were Board members John Andrews, Tom Cassidy, George Earle, Kim Morton, John Myatt, John McDonough, and Jack Nilon. 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.

Dan Daley is ready to walk the Kennett area and discuss solutions.

Projects Committee

George Earle reported on the Projects Committee.

Pavilion – We finally received the permit on 12/12/24. This will allow for a late December start, weather permitting.

John McDonough reported on the plans for the installation of acoustic panels for the Community Center. John met with the engineer, Seth Harrison. He came to the Community Center and he reviewed some of the proposals we have received. John is going to revise some of the sketches and send them back to the proposed vendors, which will reduce the cost of the ceiling panels.

Boardwalk and Deck Committee. We reviewed the revised memorandum of understanding with the Boardwalk and Deck Committee setting forth their proposal. The Committee has agreed to our proposed revisions. A motion was approved to proceed with the signing of the MOA with the committee.

Finance Committee

John Andrews gave the report on the Finance Committee.

We have 95 CIF checks so far for 2024. We are on target for 100 CIFs this year. We received the draft Audits for 2021 and 2022. The Finance Committee will review these on Monday. The BOD approved the audit “if the way be clear” with the review and approval of the Finance Committee

Security

Marc Fraser gave the Security Report.

The double gate system for the North Gate will be installed next spring. Marc held his alarm discussion meeting on December 4th. The meeting was well attended, both in person and via zoom. Marc is now scheduled to meet with ten individual Village Councils to discuss the alarm project/options and answer questions.

Sports Committee

Ed McFalls reported on the Sports Committee.

There was a Teams virtual hearing again today with L&I this morning for the ADA slope variance request. They have approved the ADA parking spot and work will be done to complete that project. McGinn will be resurfacing the pickleball courts next July or August.

Pool Committee

John Andrews reported on the Pool Committee.

The old decking has been stripped out and the township inspected the area.

Mill Remodeling found an engineer to offer a letter to EGT with a proposed fix to the decking area. We expect the letter by Friday.

Maintenance Committee.

John McDonough gave the report of the Maintenance Committee.

There is still some follow up to be done with the street light issue.

There was a discussion about the completion of the sidewalk along the Yardley Village. Ed will look at it again.

Community Center.

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

Marc updated the BOD regarding the scheduling of functions at the Community Center.

There was a discussion regarding “commissions” from groups and/or events. It has been our procedure to collect 10% of the proceeds from vendors at events at the Community Center. The BOD voted to waive the 10% fee for the Chester County Hospital Auxiliary fundraising event.

Ed reported that Kencor Elevator still has no answer on the oil restoration.

Old Business

Corporate Transparency enforcement has been postponed by a Texas judge.

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.

Lyons & Hohl Paving expect to have estimate for overlay next week.

Jack met with the Art Group. There is not room for a lockable closet but there is a possibility of a lock box.

There has been no response on the appeal with the Sunoco case. Ed will reach out to Bob Willson in January.

New Business

Merrifield has requested better fencing along the 352 spray field area (similar to what was done north of the East Gate). The cost to replace the chain link fence would be approximately \$8,000 for 200 feet.

Replacement of the whole fence area of 1200 ft would be about \$50,000. Ed will get some more specific costs and alternatives.

There was additional discussion about the Blosenski trash contract and the proposed approved revisions.

George recommended that we begin looking at our “Wish List” again now that the majority of the stormwater management issues have been resolved.

The next regular meeting of the HM BOD is January 30th at 2:00 PM.

The meeting adjourned at 2:54 PM.

Respectfully Submitted,

Kim Morton