

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
January 30, 2024

The Board of Directors conducted its regularly scheduled meeting on Thursday, January 30, 2024, in person and 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.

Minutes of the December 19, 2024 meeting were approved.

Don Thompson, Chair of the Security Committee, attended the BOD meeting to discuss the security alarm system status. Don reported on a meeting he and members of the committee attended with the EGT Fire Marshall. Many of the alarm systems in Hershey's Mill are older and no longer meet the building codes. Don presented options for individual stand-alone systems vs monitored systems and preliminary costs. The BOD authorized the Security Committee to put out an RFP to 4-5 companies for both types of systems.

Stormwater Management.

Ed McFalls reported on the stormwater management.

Dan Daley sent planning documentation to Ed for a basin adjacent to Merrifield and the BOD will discuss next month.

Projects Committee

George Earle reported on the Projects Committee.

Pavilion – We are ready to pour slab, weather permitting. The building is cut and ready to install and will be installed after the slab is poured.

John McDonough reported on the plans for the installation of acoustic panels for the Community Center. The project is out to bid with some revised plans.

Boardwalk and Deck Committee. The Committee is meeting with their engineer to get costs for the next planning phase.

The BOD conducted a discussion regarding the list of possible/potential projects that we have been reviewing over the past several years. Some are already in various stages of consideration, but it was the consensus to keep some of the others on hold until other issues are fleshed out.

There was an agreement of the BOD to remove the old bocce courts, level it with added soil and seed the area in the spring.

Finance Committee

John Andrews gave the report on the Finance Committee.

We received 107 CIF checks for 2024. We ended the year \$96,000 under budget for 2024. We will bring those funds into 2025 to help underwrite the operational budget for 2025. John recommended adding Bill Vasquez to the Finance Committee to replace a member of the committee who has resigned for personal reasons.

Security

Marc Fraser gave the Security Report.

The double gate system for the North Gate will be installed in the spring when the weather improves.

Pool Committee

John Andrews reported on the Pool Committee.

The decking issue is on hold until we have more moderate weather. There have been some added costs for addressing engineering concerns after a Township inspection raised a few issues. The BOD approved the increased costs

Community Center.

The Community Center report was given by Marc Fraser. There are currently 3 volunteers on the Community Center Committee. The Committee will be adding two additional volunteers.

Ed reported that Kencor Elevator responded and they are going to manually pump the oil back to its original location.

Old Business

Aqua. There was a discussion on the proposed easement language and proposed modifications of same. We are going back to Aqua regarding an increase on the paving costs.

Merrifield area fencing. Review of cost options. We are waiting for updated numbers on alternatives.

New Business

A Jefferson resident petitioned the Board for the walking trail snow removal. Ed will advise the resident that the BOD previously reviewed this issue, did a trial on snow removal of all walking paths and determined that the cost for snow removal was prohibitive. The compromise position reached by the full Master Association last year was to do snow removal on the walking path around the lagoon and the two access points to the lagoon, from Jefferson Village and the Garden Area.

The BOD voted that Ed will send an email (after the MA meeting) to all Village Presidents that no village may plow or move the snow from their village on to MA property.

Deb Dorsey Team wishes to hold a shred event on April 26th. The BOD approved.

It was brought to the BOD attention that a resident is hewing trails in MA basin area. The resident, when his identity is determined, is to be advised that this cannot continue.

The next regular meeting of the HM BOD is February 27th at 2:00 PM.

The meeting adjourned at 3:54 PM.

Respectfully Submitted,
Kim Morton