

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
February 27, 2025

The Board of Directors conducted its regularly scheduled meeting on Thursday, February 27, 2025, 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 January 30, 2025 meeting were approved.

Stormwater Management.

Ed McFalls reported on the stormwater management.

Kennett concept. Dan Daley is proposing a berm to push the water on to the walking trail and depress a nearby section of curb at Chandler Drive so the water will flow to an inlet on Chandler Dr. Then Dan is proposing 3 inlets in the northwest corner of Kennett to receive the stormwater from several directions and convey it to the stream. The BOD agreed to proceed with getting cost proposals for further consideration.

Merrifield basin concept. Dan Daley is proposing an "L-shaped" berm at the same height as the elevated portion of the walking trail as one approaches Merrifield from the north and installation of an outlet structure with its pipe conveying water to an inlet at Merrifield's entrance. This will benefit both Merrifield and Chatham. The BOD agreed to discuss with Merrifield and proceed with cost analysis before further consideration.

Projects Committee

George Earle reported on the Projects Committee.

Pavilion – We are ready to pour slab. Weather permitting, the slab will be poured in the next week or two.

John McDonough presented plans and bids for the installation of acoustic panels for the Community Center. The BOD reviewed the bids and voted to proceed with Specialty Products Supply with a cost not to exceed \$25,000.

Boardwalk and Deck Committee. The Committee has met with the engineer regarding the costs for the next planning phase of the project, and have purportedly raised the necessary funds, but the Board must first see the proposed scope and cost parameters.

Finance Committee

John Andrews gave the report on the Finance Committee.

There is a vacancy on the committee as a current member is moving from HM in May.

We received 5 CIF checks for January.

The Finance Committee recommended approval of the draft 2023 MA Audit. The committee is waiting for a determination from the auditor on whether a note should be included regarding the possible sale of the golf club. The Board voted to approve the Audit subject to the answer from the auditor.

Security

Marc Fraser gave the Security Report.

The double gate system for the North Gate is scheduled to be installed April 23rd to 25th. Marc will work with Sherry Kane to send email notifications to residents prior to the work commencing.

John McDonough discussed the alarm considerations. The Security Committee will be sending out RFPs for both monitored systems and un-monitored systems by the end of March.

Pool Committee

John Andrews reported on the Pool Committee.

The decking issue is on hold until we have more moderate weather. Ed is obtaining information on replacing some of the furniture in the pool area.

Maintenance Committee

John McDonough gave the report of the Maintenance Committee. There are a few areas where concrete has cracked and/or heaved over the winter. We are waiting to see if they level out in the spring.

On the eastern side of Quaker, there is a crack in sidewalk which will also be reviewed.

Community Center.

The Community Center report was given by Marc Fraser. Marc appreciates the work being done by the scheduling volunteers. He has also arranged for a dedicated outgoing phone line for the Library volunteers.

Ed reported that Kencor Elevator had manually pumped ten gallons of oil back to its original cylinder.

Old Business

Aqua's planned water main replacement. Aqua accepted the proposed easement language. We are still waiting to hear back from Aqua regarding an increased compensation on the paving costs.

Merrifield area fencing. There was a discussion of cost options. Ed is still waiting on the bid for pressure treated fencing.

The Mixer and Mingler and Car Enthusiast groups have been approved by the BOD as new clubs.

New Business

Nominations to the GHSA BOD Incumbents

Don Donatoni

Bill Weber

Paul Woodruff

Brenda Smith of Engel and Volkers Real Estate wishes to hold a free recycling Anything with A Plug type event on Wednesday, September 24th from 1PM to 3PM. The BOD approved this event.

There was a discussion that the MA Bylaws require the President and the BOD approve all committee chairs/presidents.

In April, nominating forms will be made available to MA Village Presidents who are interested in running for a seat on the BOD. There are four seats up for election in 2025. These completed forms will be due back to Ed McFalls in late May for inclusion in the June MA packet. The election of the four BOD members will be held in July.

Landscape Meeting for all Village Landscape Chairs on March 25th at 9am at the Community Center.

Jefferson Retention Basin - Completion of landscaping. Landscape Chair of Jefferson Village is authorized to meet with Jerry Christy to discuss the completion of the landscaping around the expanded lagoon.

The Blosenski bulk trash pick up program allows for residents to place out for trash, one bulk item per month. The bulk trash pick up day is the first trash pick-up day of the month of a resident's scheduled trash pick up.

There was a question as to the actions by HM to address the ongoing "goose problem". The HMGC still has a light program on the waters. HMGC is also still using the dog program to try to keep the geese away. In the spring, HMGC will also oil the eggs for the nesting areas.

Chester County Hospital Auxiliary will be coming in this fall to the Community Center to hold their Holiday Bazaar. The BOD agreed to charging a flat rate for the use of Wooldridge Hall. There will not be an additional 10% fee for each of the specific vendors.

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

The meeting adjourned at 4:15 PM.

Respectfully Submitted,
Kim Morton