

Hershey's Mill Homeowners Association
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DRAFT – MA APPROVAL PENDING
Minutes of the Monthly Master Association Meeting
Hybrid - Ardmore Room and via Zoom
February 6, 2025

Attendees: Kathi Sullivan (A); John Myatt (B); John Groch (C); Barbara Sue Williams (D); Steve Frondorf (E); Jack Keeley (F); Dave Nagurney (G); Frank Wiley (H/L/N); Ed Isselmann (I); Kim Morton (J); Tom Cassidy (K); (M); Buff Biddle (O); Dick Linden (P); John Andrews (Q); John Hlis (R); Jack Nilon (S); Pete Thompson (T); John McDonough (U); Tom Stalnaker (V); (W); George Earle (Y); Chris Price (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 January 9, 2025 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 for the Merrifield basin and Kennett area have been received. Ed will review and address further next month.

Finance Committee-John Andrews

John Andrews reported on the Finance Committee. We received 107 CIF checks for 2024. There was a surplus of \$96,000 for 2024 which will be applied as revenue to the 2025 budget.

Projects Committee-George Earle

George Earle and John McDonough reported on the Projects Committee.

Pavilion – We are ready to pour slab, weather permitting.

John McDonough reported the plans for the installation of acoustic panels for the Community Center been finalized and have been sent out to bid.

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

Security Committee- Marc Fraser

Marc Fraser reported on the Security Committee.

The Greenhill North Gate double gate system project has a tentative start date of March 24th and hopefully will be completed in the spring.

Marc is continuing to participate in meetings with Village Councils to discuss home alarm options. Most appear desirous to maintain a centrally monitored system.

Sports Committee- Dave Nagurney

Paddleball, Pickleball, Bowling, Billiards and Ping Pong are continuing through the winter.

Pickleball courts are scheduled for re-surfacing in July or August. The Sports Committee will be

kicking off the annual Food Drive on Valentine's Day for donations to benefit the Chester County Food Bank

Pool Committee-John Andrews

John Andrews reported on the Pool Committee. They are working on the pool decking project. Deck boards have been removed and some remedial footings and structure repair is required. We are waiting for a break in the weather for the work to resume. The Pool Committee's first scheduled meeting this year will be February 10th with a discussion of proposed social events for the summer.

Community Center – Marc Fraser

There are currently 3-4 people working on scheduling routine meetings at the Community Center. The committee is recruiting an additional member or two for the Community Center Committee as they are required to have 5 members on the committee.

OLD BUSINESS

PECO. No additional news. PECO has committed to reviewing our infrastructure, age and replacement schedule.

Merrifield fencing request. We have obtained pricing for that area and are currently considering the alternatives.

AQUA. The easement has been submitted to our attorney, Stefan Richter. He has made some proposed changes and we are sending it back to AQUA for their review and comment. There was a general discussion about the inspection of lines in the MA area and the responsibility for individual villages to monitor their water bills/usage in their own villages to determine if there are possible leaks in the lines.

NEW BUSINESS

Sullivan House. It is a historic building and has steps. There was a question about handicap access and usage of a ramp. There is a temporary metal ramp that can be used for special events. Snow removal from Villages. Ed will send an email to all Village Presidents advising that no village may plow or move the snow from their village on to MA property.

There was a question about recruiting council members for village councils and what to do when there are not sufficient members for a full council, despite recruiting efforts.

EGT came in to HM yesterday and brined the main streets through HM prior to this morning's storm.

There was a question about the replacement light poles in HM and the specs for the design of the poles, as individual villages may choose to match the poles when replacing the poles in individual villages.

There being no additional business, the meeting was adjourned at 3:55 PM

The next meeting will be Thursday, March 6, 2025 at 3:00 PM.

Respectfully submitted,
Kim Morton, Secretary