

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
April 24, 2025

The Board of Directors conducted its regularly scheduled meeting on Thursday, April 24, 2025, in person. Attending were Board members Tom Cassidy, George Earle, Kim Morton, John Myatt, John McDonough, and Jack Nilon. Absent and excused was John Andrews. 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 March 27, 2025 meeting were approved.

BOD elections will be held in July, 2025

CIF forms are due back to Ed McFalls in May for submission to MA members for the June MA meeting.

Stormwater Management.

Ed McFalls reported on the stormwater management.

Berg Contractor has given some general estimates for Kennett and Merrifield. Ed just received today more details on plans. Dan provided information on some smaller contractors that we may wish to use in order to complete the projects in a more timely basis.

There was a brief discussion about underground piping and village responsibilities vs Master responsibilities.

Projects Committee

George Earle reported on the Projects Committee.

The Pavilion furniture and picnic tables have been installed. We are waiting to complete landscaping. The sod went down today.

The BOD agreed that we are not going to allow any private residents to book the Pavilion for the first year in order to review the usage of the Pavilion. This issue will be reviewed next year. It was further agreed that the Pavilion will not be able to be booked/rented by any outside groups or organizations. John McDonough discussed the acoustic project for the Community Center. We are still waiting to receive one final color sample. We hope to have that within the week. The current plan is for installation in July.

Boardwalk and Deck Committee. The Committee submitted the DEP application. No permit will be required. The grading plan permit from EG Township will be required. The Committee is still moving forward with their plans and some further modifications may be necessary.

Finance Committee

John Myatt gave the report on the Finance Committee.

We received 13 CIF checks so far for 2025. The Finance Committee will be meeting next Monday.

Security

Marc Fraser gave the Security Report.

The double gate system for the North Gate is scheduled to be completed by the end of the month.

John McDonough and Marc Fraser discussed the alarm considerations. Proposals in response to the RFP will be due in May. We may make a decision to extend the deadline by a week.

Sport Committee

George Earle reported on the Sports Committee.

We are scheduling grooming of the bocce courts with Southwest Green.

The tennis courts will be groomed by McGinn. The timing for grooming was impacted by weather.

Pickleball re-surfacing will be done sometime between mid-July and mid-August.

Umbrellas and bases for new picnic tables are being ordered.

There was a brief discussion regarding what is to be done with the old bocce court area.

The Sports Committee has scheduled May 15th at 10:30am for a ribbon cutting ceremony at the new Pavilion.

Pool Committee

John Myatt reported on the Pool Committee.

The decking installation is almost complete.

Lifeguards have been re-hired.

Food truck for Memorial Day was approved by the BOD.

Maintenance Committee

John McDonough gave the report of the Maintenance Committee

We previously approved the re-pavement of the walking trail in the Yardley area. There is enough water laying in that area after rains that John believes a drain should be considered. It will be reviewed further.

There are street lights out in the Ashton area over to Brighton which will be reviewed.

Community Center.

The Community Center report was given by Marc Fraser. Marc is still working on the transition process.

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. Additionally, there is a new agent for Aqua who has proposed a change in the scope of the plan for water main replacement.

The Sunoco hearing was March 18th. The lawyers submitted briefs and they are awaiting the Judge's ruling.

The Sneaker Collection has been wildly successful - 8 large bags have been collected so far.

New Business

There has been a request for a blow-up bounce house at Sullivan House party. The BOD approved, provided there is a certificate of insurance and an indemnification as well as restoration to the grounds, if necessary.

Marc will be covering for Ed from June 19 to July 1 while Ed is in Scotland.

The Library Committee is funded by the MA up to a point. They can have higher purchasing power with a Barnes and Noble credit card. The BOD approved the Library having a credit card.

The next regular meeting of the HM BOD is May 29th at 2:00 PM.

The meeting adjourned at 3:45 PM.

Respectfully Submitted,
Kim Morton