

***Board of Directors  
of the  
Hershey's Mill Homeowners Association***  
**1389 East Boot Road \* West Chester, Pennsylvania 19380 - 5988**  
**Minutes of Meeting**  
**May 29, 2025**

The Board of Directors conducted its regularly scheduled meeting on Thursday, May 29, 2025, in person. Attending were Board members John Andrews, Tom Cassidy, George Earle, 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 April 24, 2025 meeting were approved. The BOD acknowledged with regret the resignation of Kim Morton from the Board as a result of her decision to step down from being president of Jefferson Village. The Board expressed appreciation for Kim's many years of excellent service for the MA and the BOD.

BOD elections are scheduled to be held in July, 2025. Candidate Information Forms (COFs) were due back to Ed McFalls on May 23 for submission to MA members for the June MA meeting. Ed received CIFs from incumbents John Andrews, George Earle and Jack Nilon and one from Ed Isselmann of Inverness Village. Since we have four (4) candidates for four (4) positions, these four (4) may be elected by acclamation at the July MA meeting. In the meantime, the Board can appoint Ed Isselmann to fulfill Kim's unexpired term ending in July.

#### Stormwater Management.

Ed McFalls shared pictures of Stormwater Management situations in Ashton, at the A-C basin, the Jefferson basin and the situation at Kennett impacting 959 that were taken near the end of the 1.5" in 40 minutes storm of May 16<sup>th</sup>. Ed reported he just received today a revised plan from Dan Daley for the proposed Merrifield basin that showed the berm being a foot higher to hold back a greater volume of water. He needs to check with Dan on certain details of the plan and contractors are working on pricing.

#### Projects Committee

George Earle reports the Pavilion has been very well received. He asked Ed to see if the white wire for the fans can be replaced with brown. The Board reviewed a proposed bulletin board from Uline and authorized its purchase. George raised that people using the Pavilion and sports facilities have again asked about more convenient restroom facilities. The Board voted to authorize an investigation of the cost of installing the restrooms previously shown on the Comitta plan of the recreation area.

#### Finance Committee

John Andrews reported there were 25 CIFs on the Reserve page. Ed said 3 more had come in since the statement was prepared. Marc Fraser said his records indicate there were 54 closings in 2025 through May. John reviewed the balances in Reserves, CIF and Vision Quest.

#### Security

Marc Fraser reported he is trouble shooting an issue at the North Gate where headlight tags are sometimes opening the first gates in both lanes. He then reported proposals have been received from 4

companies of the 6 which were sent RFPs for the alarm program. He is doing a comparison spreadsheet for the Security Committee's review next week.

#### Sport Committee

George Earle reported on the Sports Committee. Weather has been affecting our grooming contractors for both tennis and bocce. George reviewed the Sports Committee recently developed maintenance schedule.

#### Pool Committee

John Andrews reported the Pool opened last weekend and enjoyed a successful opening. The Food truck for Memorial Day was well subscribed and actually ran out of food. The new deck was very well received.

#### Maintenance Committee

John McDonough reported the concrete ramps along the Quaker portion of walking trails were pumped up to be level with depressed curbing. Walking trail along Yardley is scheduled for re-surfacing in mid-June. Sections along Kennett, Mill Road and from West Gate to Ulster are in need of attention.

#### Community Center.

The Community Center is scheduled for its acoustical panel installation in mid-July. The CC Committee is scheduled to meet in early June.

Boardwalk and Deck Committee. John McDonough reported the Committee had submitted a proposal for drafting services. However, he noted since the premise of the boardwalk and deck was stated to provide handicap viewing access close to the Ridley Creek. The BOD believes such calls for paved HC parking spaces and a paved walk to reach the boardwalk. The BOD feels the scope of engineering with JMR in Exton needs to increase to include such. John will communicate this to the Committee.

#### Old Business

Aqua has confirmed the expanded scope of their planned water main replacement project. The Sunoco hearing was March 18<sup>th</sup>. 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

Proposals from HMLD for removal of many dead trees in natural areas were discussed. It was not felt this effort was urgent, so Tom Cassidy will discuss with Jerry Christy about scheduling this as winter work and just focusing on trees within 50 feet of roads and/or any in danger of falling on a house.

The next regular meeting of the HM BOD is June 26<sup>th</sup> at 2:00 PM.

The meeting adjourned at 4:00 PM.

Respectfully Submitted,  
Ed McFalls  
Recording Secretary