Board of Directors
of the
Hershey's Mill Homeowners Association

1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
July 31, 2025

The Board of Directors conducted its regularly scheduled meeting on Thursday, July 31, 2025, in hybrid fashion (most in person, one on Zoom). Attending were Board members John Andrews, Tom Cassidy, George Earle, Ed Isselmann, John McDonough, John Myatt, and Jack Nilon. Also present were Managing Agent Ed McFalls and Director of Security Marc Fraser, and for the first part of the meeting Derek Stedman and Bruce Cook from the Boardwalk and Deck Committee.

The meeting was called to order at 2:00 PM by President, John Myatt.
Minutes of the June 26, 2025 meeting were approved.

Boardwalk and Deck Committee reps Derek and Bruce presented some history of the proposed viewing deck and how the project had grown some in scope and therefore cost and engineering requirements. Its estimated it could cost $10,000 to get through the design and engineering phase to gain Township approval. The group's fundraiser believes she can raise money for construction, but that it is difficult to raise money for studies and engineering when you can't give assurance the project will get built. The group would like to partner with the MA to get through the study phase. John Myatt explained while the Board was in favor of seeing the project move forward, it had always been up front that it had other priorities for its resources. The Board discussed a couple of possibilities but reiterated it wants up front investment from the group.

Stormwater Management.
Ed reported that Dan Daley had submitted the Merrifield area basin to the Township for review and we are awaiting the permit. The contractor had an opening in their schedule, but the permit may not be issued in time to take advantage of that. Dan is also taking a second look at the Kennett area to see if the proposed inlets would be a help in smaller storms like 2, 5, 10 and 50 year storms as they would undoubtedly be overwhelmed in the 100 year and larger storms. Dan had also gathered some feedback from Ashton and Brighton leaders on some needs there.

Projects Committee
John McDonough reported that the acoustical panels were being installed at this time.

Finance Committee
John Andrews commented that Ed has collected 50 CIF checks so far this year. The Finance Committee has received a number of Amenity reports and met with the Sports Committee and the Technology Committee. The Sports Committee would like to see a more permanent solution for shade at the Bocce and Shuffle Board courts. Possible restrooms near tennis and pickleball courts is still under study.

Security
Marc Fraser reported on the various proposals for alarm replacement and monitoring. Vector has provided revised figures. The Board discussed at length and then asked Marc to schedule a meeting in August for village presidents or other council representatives to consider the Vector proposal with the

Board’s recommendation the MA cover the monthly costs of monitoring while villages pay the up front installation costs.

Sport Committee
The Pickleball courts are scheduled for resurfacing in August (weather and schedule permitting). The seam on the tennis court above the location of the repaired sinkhole will be addressed at that time as well.

Pool Committee
John Andrews reported the pool is having a good season and noted the new patio furniture had arrived and was now in use.

Maintenance Committee
John McDonough highlighted several dead trees that needed to be addressed.

Community Center.
As reported earlier, the acoustical panels are now being installed. John McDonough also commented that several boxwood shrubs around the building were dying from Boxwood Blight.

Old Business
There were no updates regarding Aqua’s planned water main replacement project.

Ed McFalls commented on his planned retirement on July 30, 2025 and noted the management contract with Wooldridge would be terminated as of that date. Board members are working on a schedule of duties in order to provide a separation where on-site management tasks would be assigned to Marc Fraser and financial management would be handled by a professional management company to be determined.

On the Sunoco case, Ed reported the Judge refused Sunoco’s request for reconsideration and reiterated that a contract existed between Sunoco and both HM HOA and Quaker for agreed upon payments. Jack Nilon advised Ed to suggest a praecipe for judgment to be entered.

New Business – Ed asked that the Board thoroughly review its list of liaisons to the various committees.

The next regular meeting of the HM BOD is August 28th at 2:00 PM.

The Board went into Executive Session to discuss the club sale situation.

The meeting adjourned at 5:00 PM**.**

Respectfully Submitted,
Ed McFalls
Recording Secretary