

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
September 18, 2025

Attendees: Steph Sobulski & Kathi Sullivan (A); John Myatt (B); Linda Erdos (C); Al Imperial (D); Steve Frondorf (E); Margaret Callahan (F); Dave Nagurney (G); Frank Wiley (H/L/N); Ed Isselmann (I); Josie Iacobacci (J); Tom Cassidy (K); Elisa Dinger (M); Nancy Bucceri (O); Bill Vazquez (P); Roger Kane (Q); John Hlis (R); Jack Nilon (S); John Barsottini (T); John McDonough (U); Mark Hutchinson (V); (W); George Earle (Y); (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 July 10, 2025 Master Association meeting were approved as submitted.

UPDATE ON STORMWATER MANAGEMENT

Ed McFalls reported the Merrifield basin had been completed and seeded. We are hoping for natural rain, but will arrange for sprinklers as needed. The Kennett diversion berm and curb suppression to divert water to a drain on Chandler should be starting soon.

Finance Committee-

Ed McFalls reported for John Andrews - we have 73 CIF checks in for 2025 through August. John Myatt then stated we would defer discussion of the 2026 budget until after the pending Security alarm monitoring discussion.

Projects Committee-

John McDonough simply reported the acoustic panel project in Wooldridge Hall has been completed and he has heard good comments. George Earle reported on having been authorized by the Board to explore costs for possibly adding restrooms in the former bocce area to serve the sports complex.

Security Committee-

John Myatt introduced the topic of the alarm monitoring and maintenance proposal from Vector Security. He described how the Board viewed this much like the Verizon agreement of 2017 that provides for enhanced monitoring service, improved maintenance and testing by consolidating the services under the Master Association. Members asked a number of questions and got answers while some commented on being pleased with the 10-year stable agreement that would include no increases over the term. Ed is working with outside counsel on changes to the declarations.

The Members then voted 22 to 1 (with Kennett voting no) for the Master Association to assume the responsibility, once the alarm systems in the villages are properly upgraded to meet today's code, for monitoring, annual testing and routine maintenance in all 1,720 homes. After some further discussion, the Members voted to approve the Vector Security proposal to provide said monitoring, annual testing and routine maintenance at the cost of \$23 per home per month for the

term of ten (10) years. There were then some questions about process and practicality, which the Board will take up at their next meeting. Villages will have to determine how the up-front capital cost of \$585 (based on 4 smoke detectors) will be paid whether through reserves, assessments or some combination thereof.

Sports Committee

Dave Nagurney reported on the successful Pig and Chicken Roast. Everyone is happy with the resurfaced Pickleball courts, and the Tennis Court turf has been repaired from the sewer repair effort.

Pool Committee-

Ed McFalls reported for John Andrews. The pool had a very successful year. The Committee recently met and discussed some of the rules and operations at the pool as well as a possible change to the bylaws. Ed reported that a suspected leak has been found in the caulk joint near the shallow end. Investigation for cause is continuing.

Community Center – Nothing to report this month.

2026 Budget: John Myatt then discussed the draft 2026 budget, which was included in the packet. The budget increase is based on the earlier vote to add the Vector Security monitoring, testing and maintenance to the budget (\$23/hs/mon), plus the spending down in 2025 of previous years' surplus (\$5/hs/mon) and then increases in salaries, health insurance, CPI adjusted contracts, etc. (about \$7/hs/mon). What is not known is whether some amount will be required to support an acquisition of HMGC. Since that is not known today, John suggested delaying action on the 2026 budget until perhaps November 1.

OLD BUSINESS

SUNOCO. Sunoco has again appealed in court, but the same judge will again rule – we expect in our favor.

NEW BUSINESS - None

John Myatt then reported on the status of HM HOA consideration of acquisition of HMGC. He indicated the Board had authorized studies of golf course conditions and a clubhouse building assessment. They have the course assessment and the building assessment is due soon. They have worked on some scenarios but are not yet in a position to discuss an offer with all the Members. In the meantime, HMGC, Inc. has entered into a non-exclusive letter of intent (LOI) with a potential outside buyer who is now engaged in a sixty (60) day due diligence period. The Board is working diligently to be able to present an offer to the Members for consideration before the potential outside buyer's due diligence period is up. There was much discussion about wanting to avoid an outside purchase.

There being no additional business, the meeting was adjourned at 4:05 PM

The next meeting date is scheduled for October 2nd, but may be adjusted based upon needs.

Respectfully submitted,
Ed McFalls, Recording Secretary