

***Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting September 25, 2025***

The Board of Directors conducted a Special Meeting on Thursday, September 25, 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.

The meeting was called to order at 2:00 PM by the President, John Myatt.
Minutes of the September 4, 2025, meeting were approved.

Stormwater Management.

No update since last Thursday's MA meeting.

Security Alarm Discussion

Several questions to address:

1. What contracts need to be prepared? Vector before January 1, 2026. Marc to obtain form of contract from Vector. Vector will invoice each village for the installations.
 2. Discussion with township on phasing in plan – Vector has had discussions with township and there appears to be understanding HM is committed to getting this done.
 3. Payments of \$23/hs/month before phase in – will MA refund, and if so, will villages refund owners? MA will refund a village the \$23/hs/month until the month of their installations.
 4. Who reserves for the replacement of alarm panels in ten (10) years – MA or villages? MA should plan to begin reserving in 2027.
 5. What amendments are required? Ed reviewed his back and forth with attorney Stefan Richter on the topic. Stefan still reviewing some existing documents.
- Marc noted that CO detectors are required for any gas appliances or any fireplaces.

Finance Committee

Ed McFalls provided a budget update. He currently sees the previous proposed increase of \$35.10/hs/month lowered by \$2.20 to \$32.90 per house per month. Certain identified credits will not be used to artificially hold down the assessment increase but will rather be applied elsewhere.

Pool Leak issue

Ed reported that a couple of leak issues have been identified – both in close proximity to expansion joints where the pool sections have moved slightly. Coronados Pool Plasterers are working on proposal and schedule for repair.

The Board went into Executive Session to discuss a management RFP and the club sale situation.

The meeting adjourned at 4:00 PM.

Respectfully Submitted,
Ed McFalls
Recording Secretary