

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
October 30, 2025

The Board of Directors conducted its regularly scheduled meeting on Thursday, October 30, 2025. 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 Sherry and Bill Kane for discussion on the HM HOA website and the data storage program.

The meeting was called to order at 2:00 PM by the President, John Myatt.
Minutes of the September 25, 2025, meeting were approved.

Stormwater Management. Ed simply reported the Merrifield basin and Kennett berm were both growing in nicely and the recent 1.5" rainfall was simply absorbed by the dry ground, and the basins had no collected water in them.

The Board then discussed the HM HOA website and the Data Storage Project.

Security Alarm Discussion

Ed had put a proposed amendment to the MA Declaration in the packet that had been drafted by MA attorney Stefan Richter. It is Stefan's position the MA only needs to approve and record this amendment and then the village councils may simply vote to delegate the responsibilities listed in the amendment to the MA. Tom Cassidy asked for a one-page summary of the reasoning for the Security alarm monitoring upgrade so residents could better understand the need for the significant increase in security expense.

Sports Committee. George is starting to look at possible designs for Men and Women's restrooms in the recreation area. The Board indicated an interest in having 2 toilets in each.

Pool Leak issue

Ed reported that both expansion joints in the pool had to be fully replaced along with a sizable area of the Crystal Crete surface. The cost was about \$6,800 plus the added cost of re-filling the pool.

Old Business. The Board inspected Tim Cordes' impressive model of the Garden group's desired boardwalk. The Board authorized its placement in the Community Center for fund raising purposes.

Jack Nilon volunteered to chair what will need to be a re-constituted Document Review Committee.

HMGC/HMLD. Ed reported that there was not yet any response from Wooldridge in Calif. to the Board's outline of a possible proposal.

Management RFP. The Board discussed possible options for managing agent upon Ed McFalls' retirement. Ed emphasized it was important to get a company identified so there was plenty of time to discuss transition of accounting and payroll information.

The Board went into Executive Session to discuss the HMGC/HMLD acquisition.

The meeting adjourned at 4:20 PM.

Respectfully Submitted,
Ed McFalls
Recording Secretary