

Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 – 5988
(610) 436-8900 Telephone

DRAFT – MA APPROVAL PENDING

Minutes of the Monthly Master Association Meeting
Hybrid - Ardmore Room and via Zoom
October 16, 2025

Attendees: Kathi Sullivan (A); John Myatt (B); Linda Erdos (C); (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); John Andrews (Q); John Hlis (R); Jack Nilon (S); John Barsottini (T); John McDonough (U); Mark Hutchinson (V); (W); George Earle (Y); (Z);. Also present was Marc Fraser, Chief of Security.

President John Myatt called the meeting to order at 3:00 pm.

The minutes of September 18, 2025, Master Association meeting were approved as submitted.

Finance Committee-

John Andrews reported we have 84 CIF checks in for 2025 through early October. John then reviewed the Draft 2026 Budget for the Master Association which had been included in packet. The increase in the assessment was lowered a little from that included in the September Draft of the 2026 budget. After some discussion, the Draft Budget for 2026 was approved as presented and the Assessment of \$250.72 per house per month was adopted for 2026.

Pool Committee-

John Andrews reported that the pool contractor had determined there are leaks at both expansion joints in the Pool. Coronado's is scheduled to accomplish repairs the following week.

OLD BUSINESS

Association members again asked for a review of the security installation. Village presidents were reminded that the village will be paying for Vector for the installation cost through their property manager upon completion. Property managers will be billing residents for any amount that the village does not pick up. John McDonough emphasized that the installation of the panic buttons will utilize the existing outlets' installation of all equipment will be in the existing locations, Pendants, if desired, will be available at an additional cost.

NEW BUSINESS –

Dave Nagurney gave a brief report on Glenwood Village's fire safety program which includes the issuance of fire smothering blankets for each homeowner which provides a safe and effective way to douse small fires quickly.

John Myatt asked if the members were interested in holding their traditional holiday luncheon Consensus was to do so.

John Myatt then reported on the status of HM HOA consideration of acquisition of HMGC and HMLD. John shared that the BOD had prepared a second bid that would be submitted. If accepted, the MMA will vote to approve prior to a Letter of Intent being prepared by the BODs attorney.

It was mentioned that this might require a special session to review, discuss, and vote for final approval. The MMA asked that if this occurs both talking points be provided to presidents for village meetings.

There being no additional business, the meeting was adjourned at 4:10 PM

The next meeting date is scheduled for Thursday, November 6, 2025.

Respectfully submitted,
John Myatt, Recording Secretary