

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
January 29, 2026

The Board of Directors conducted its regularly scheduled meeting on Thursday, January 29, 2026. Attending were Board members John Andrews, Tom Cassidy, George Earle, Ed Isselmann, John McDonough and John Myatt. Absent and excused was 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 October 30, 2025, meeting were approved.

Security Alarm Discussion

Marc Fraser and Ed McFalls, along with reps from Vector Security, had a very productive meeting with EGT Fire Marshall Duane Brady last Friday. At Duane's suggestion, the village by village installations are scheduled to begin around March 1st. The group discussed permit fees, honoring existing open permits, contents of permit applications, inspections and testing, scheduling, equipment specifications and permit close outs. Vector will get to work preparing the initial permit applications for the early installation villages.

Finance Committee.

John Andrews reported on the recent Finance Committee meeting. There were 106 CIFs collected for 2025. He reviewed the various balances in CIF, Vision Quest and Capital Reserve funds. Ed McFalls reviewed a few Balance Sheet line items such as the ERC Reserve, Landscape Project Reserve (net of Sunoco settlement and 2025 legal costs for plantings along Boot Road wall) and Retained Earnings which had been reduced by accruing another quarter's Fire Hydrant payment even though we were not yet billed for it.

Managing Agent interviews.

The Board then met with and conducted interviews with first Janet Burgess and Margaret Burton of CSK Management and subsequently with Joe Franceshini and Steve Erney of Penco Management about supplying professional management services most particularly in the areas of financial management – receipt of assessments, coding and payment of invoices, payroll management, filing employment taxes, preparation of monthly financial statements, etc. The Board will review their respective proposals submitted in response to the Board's RFP, and plan to make a decision on which to award a contract by about March 1st so the awarded firm can plan a 90-day transition period (April 1 – June 30) with Ed McFalls and Lisa Brehm from the current Managing Agent – Wooldridge Organization.

Sports Committee.

Ed reported he has reached out to David Dodge of Total Platform Tennis who has previously coated and maintained our Platform Tennis Courts and is seeking a proposal to re-coat and generally tune up the courts this summer before next fall's new season. George Earle again asked if he should be pursuing possible designs and estimated costs for Men and Women's restrooms in the recreation area. The Board expressed its interest in getting cost estimates hopefully without having to get into full plan development yet. The Board reiterated its interest in having 2 toilets in each of the men's and women's rooms.

Old Business.

John McDonough spoke to the status of the Boardwalk planning committee, the MOU regarding the MA's loan to the group to get the plan development phase underway and the challenges remaining before the group in order for it to bring this concept to reality.

New Business.

Ed reported he was seeking a proposal to address a steep slope issue on the walking trail just west of the Wood Shop driveway and a proposal to resurface the Wood Shop Drive and parking lot as part of this process as it is really beginning to break up. Ed also provided the Board with information about leasing options for office space in Wooldridge owned facilities on site or in the shopping center. The Board discussed the need for a Snow Emergency policy where amenities (CC, SH, Cove, Wood Shop, etc.) would be closed and off-limits to residents during and after a snowfall to permit HMLD personnel adequate access to properly clear snow and ice from parking and walkways.

HMGC/HMLD.

Ed reported that although he has had numerous conversations with Wooldridge principals in California, there was not yet any final response from Wooldridge in Calif. to the Board's outline of a possible proposal to acquire HMGC/HMLD. He is scheduled for more talks with them this week.

The meeting adjourned at 4:45 PM.

Respectfully Submitted,

Ed McFalls

Recording Secretary