

***Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
July 30, 2020***

The Board of Directors conducted its regularly scheduled monthly meeting in the Malvern Room of the Community Center on Thursday, July 30, 2020 beginning at 2:00 pm. Attending were Board members Bob Bronner, George Earle, Karl Greutz, Dennis O'Leary and Boyd Mackleer (via speakerphone). Also present was Managing Agent Ed McFalls. The meeting was called to order at 2:00 pm by the President, Karl Greutz.

The Board discussed an issue only recently brought to their attention where a resident in a village has been hosting both her adult daughter, but also her minor granddaughter in violation of both the covenants of her village and Hershey's Mill's underlying approval from East Goshen to be maintained as an adult community without school-aged children. The Board has sent a letter to East Goshen Township asking about the enforcement of the Township's zoning restriction against school-aged children.

Karl reviewed where we have been with the COVID-19 crisis. The Board had followed East Goshen Township's lead in allowing HMSG facilities to open for singles play as of May 23rd. Amenity buildings were opened on Friday, June 5th with the CC opening on June 9th (to allow elevator related work to get completed), the SH Committee is allowing 2 pre-scheduled events but now limiting the capacity to 25 persons and the Pool opened on July 1st. Neither the SH nor the CC is accepting any new private events. The Board will continue to follow CDC and Governor Wolf guidance as we continue to work through the crisis.

Several issues regarding the HMSG were discussed. Efforts to reach a compromise between tennis practice needs and the burgeoning Pickle Ball group did not pan out. The Board elected to allow the permanent Pickleball nets be installed on the new courts. Some among the tennis players are dissatisfied with the Tiger Turf courts and have become to study alternatives, including Har-Tru. Ed reached out to Rhino Courts who sold us the Tiger Turf and is getting information about appropriate grooming equipment. Bocce court concerns have been referred to Jim McGinn for follow-up grooming. Discussion was held about re-engaging with Tom Comitta about the master plans for the recreation venues.

Bob Bronner reported the drainage work along the boundary of Jefferson Village with the lagoon was underway and should be finished by the end of the week or beginning of next. No schedule is yet available for the start of this year's paving program (Mill Road from Green Hill to the southern intersection with Chandler by Landscape area, the front CC lot and the West Gate).

In other business, the BOD:

- Discussed the Bus and decided to keep it sidelined for at least another month and will review its possible use each month;
- Heard report Technology Committee is studying software for scheduling of amenity facilities on-line;
- Heard report on investigation of repairs and or replacement of SH gutters and are awaiting recommendations and proposals;

- Looking at ways to stop erosion in the Ridley Creek by the Gardens;
- Noted the Security vehicle's engine had to be replaced under warranty;
- Authorized a small rubberized bump on the exit lane adjacent to the Security Center for both resident and Officer safety;
- Heard report that EG Township advises pull back of Sunoco pipe is now scheduled for mid-August;
- Discussed an issue about Bridge games and schedules; and
- Reviewed the monthly reports for Security, the Finance Committee and the Bus Activities.

The meeting adjourned at 3:45 pm.

Respectfully Submitted
Ed McFalls