

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
August 27, 2020

The Board of Directors conducted its regularly scheduled monthly meeting in the Malvern Room of the Community Center on Thursday, August 27, 2020 beginning at 2:00 pm. Attending were Board members Bob Bronner, George Earle, Karl Grentz, Dennis O'Leary and Boyd Mackleer. Also present was Managing Agent Ed McFalls. The meeting was called to order at 2:00 pm by the President, Karl Grentz.

Karl reiterated that the Board and the MA were continuing to follow CDC and Gov Wolf guidelines. Bob reported on a question from CC Committee Chair Sharon Kope about a request from Bible Study groups that included non-residents being able to resume. The Board will continue to be consistent as with all other amenities and say that until further notice, no non-resident participation is permitted. The groups may resume with just HM resident involvement so long as they observe CDC guidelines regarding masks and social distancing.

Several issues regarding the HMSG were discussed. Maintenance matters have been reviewed and solutions are being pursued. It is required that all amenity groups, submit any requests for new expenditures, by the amenity group, through their respective liaisons, to then be presented to the Board for approval/denial. Information from the HMSG leadership on specifications for bocce and shuffleboard, as well as a rough proposed layout in the grass games area for these activities were reviewed. Once they (HMSG) have met with suggested contractors who can provide pricing estimates, that information will be forwarded, by Ed, to Tom Comitta Associates for a design to begin final planning for the area.

The Board considered a request from the Garden Committee to allow them to build a fire pit at the back of the Garden driveway. Several challenges and concerns were discussed. The Texas Eastern pipeline easement runs across the back of the Garden driveway and to avoid that, one would have to encroach on the honeybee hive area. After weighing factors and the remoteness of the site, the Board decided to plan to incorporate a firepit into the enhanced grass games area to foster a stronger social aspect to the area.

Bob Bronner reported the drainage work along the boundary of Jefferson Village with the lagoon, as well as the installation of new inlets on the golf course side, were mostly completed. Some finish work and getting turf re-established remained to be accomplished. The curb work at 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) is scheduled to begin on Monday, August 31st. The overall project is expected to take 3 to 4 weeks.

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;
- Pondered again how to protect walkers in the area between Franklin and Glenwood on Chandler Drive;

- Accepted a proposal from E.B. Walsh & Associates to conduct a study of stormwater runoff from various sources that ultimately impacts the northern boundary of Springton Village;
- Reviewed 2 communications from separate residents about select HM ponds and noted some work was already being accomplished where it could, but also noted that some **unauthorized** efforts had been done by others in violation of Master Association Landscape Guidelines;
- Noted the Security vehicle that was totaled in an August 2nd accident (other party at fault) was replaced with a same year (2018) Ford Explorer but with far fewer miles on it;
- Heard report that pull back of Sunoco pipe occurred last week, but tie in remains to be done – pull back of the remaining stretch from Paoli Pike to Quaker is scheduled for January;
- Reviewed tracking and possible expenditures under Vision Quest;
- Reviewed outstanding matters yet to be resolved in budget planning for 2021; and
- Reviewed the monthly reports for Security, the Finance Committee and the Bus Activities.

The meeting adjourned at 4:20 pm.

Respectfully Submitted
Ed McFalls