

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
September 24, 2020

The Board of Directors conducted its regularly scheduled monthly meeting in the Malvern Room of the Community Center on Thursday, September 24, 2020 beginning at 2:00 pm. Attending were Board members Bob Bronner, George Earle, Karl Greutz, 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 Greutz.

The Board first entertained questions from Community Center Committee Chair Sharon Kope about allowing non-resident participation in functions in the CC or Rec Center. The Board discussed the issue and then voted to stay with our present policy of not allowing non-resident participation.

Several issues regarding the HMSG were discussed. Maintenance issues for the paddle courts are being addressed. They are still waiting for John DeVol, HMSG President, to provide information, specifications and costs parameters for new bocce and shuffleboard courts to complete planning for the grass games area. A request to accept a donated college dorm size refrigerator for the warming room at the Rec Center was deferred to Sharon Kope, for a final decision, provided the unit could fit on the counter and under the cabinets above. The HMSG had also sought permission to reimburse the Master Association for 20% of the cost of the conversion of the four new Pickleball courts. The BOD voted to approve this and accept the donation with gratitude.

Ed reported 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 completed. The pipe crossing of Mill Road north of Eaton will begin on Monday and last through Wednesday. Paving of Mill Road is scheduled to begin on October 7th. Ed, Mark Gross and engineer Dan Daley walked whole drainage area impacting the northern boundary of Springton Village. Dan Daley is gathering additional information to come up with a suggested solution. An issue of water draining off Chandler into Brighton is also being reviewed.

The Board discussed two confidential issues which may involve legal action – one through the MA's insurance company and the other through our attorney.

George Earle reported that the two architectural firms which the Board has interviewed are both reviewing their proposals in light of the meetings to see if any changes are needed based upon the discussions. Also, the engineer for the possible expansion of the parking lot below the Community Center is still studying the needed size of a proposed underground stormwater management facility to contain the added water from both the parking and a proposed expansion of the Community Center.

Karl reported on a long conference call that he, Bill & Sherry Kane and Don Yonkunas from Merrifield had with three PECO representatives regarding the seemingly frequent electricity outages this year in Hershey's Mill. The PECO team said that the underground system in HM is completely sound and outages occur due to outside Hershey's Mill from wires on poles impacted by downed trees during storms or vehicular accidents. PECO however, has committed, in the near future, to a visual survey of the route that serves

Hershey's Mill and remediation of anything found that may be impacting power transmission to Hershey's Mill. Questions about interconnections and other improvements were met with assurances that the system was as good as it could reasonably be.

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;
- Reviewed a request from Kennett Village to allow Kennett to maintain the vegetation on the Kennett side of the pond near the 5th green of the golf course and voted to maintain the MA's policy of having a vegetative barrier between maintained grass areas (be it village or golf course) and the pond; (this/these areas will be maintained once a year)
- Heard report that Sunoco is pulling off the work site by the shopping center and restoring the bank with grass seed and some shrubbery beds – the scheduled pull back of the remaining stretch from Paoli Pike to Quaker has been tentatively moved up from January to mid-December;
- Heard a request about electric car charging stations and the Technology Committee is pursuing such matters;
- Received a comment against having speed limit and yield to people in crosswalk signs in the middle of Chandler Drive because of how they impacted walkers and drivers who meet at those locations, but decided they were important warnings; and
- Reviewed the monthly reports for Security, the Finance Committee and the Bus Activities.

The meeting adjourned at 4:10 pm.

Respectfully Submitted
Ed McFalls