

Hershey's Mill Homeowners Association

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DRAFT – FINAL MA APPROVAL PENDING

Minutes of the Monthly Master Association Meeting

Conducted via Zoom due to COVID-19

October 1, 2020

Attendees: K. Leighton (A); B. Mangos (B); K. Fleming (C); Sharon Rehwald (D); D. O'Leary (E); J. Keeley (F); K. Grentz (G); R. Rasmussen (H/L/N); B. Mackleer (I); K. Morton (J); T. Cassidy (K); M.E. Pernice (M); B. Milano (O); D. Sizelove (P); J. Andrews (Q); J. Hlis (R); M. Gross (S); B. Mertz (T); D. Thompson (U); D. Wright (V); S. Stojowski (W); G. Earle (Y); (Z); and E. McFalls.

The President Karl Grentz called the meeting to order at 3:00 pm.

The minutes of the September 3, 2020 Master Association meeting were approved as submitted.

Karl reiterated the Board's commitment to following CDC guidelines and Governor Wolf's directives with respect to the use of any amenities while continuing to discourage larger in-person gatherings. In response to questions from select groups, the Board has again reiterated that no amenities, sports facilities, clubs or groups may bring non-residents into the community to participate in events

Karl then discussed the conference that he, Don Yonkunas and the Kanes had with three (3) PECO representatives about improving the reliability of the electricity distribution system in and around Hershey's Mill. PECO maintains that the distribution system within Hershey's Mill is in very good shape. Our power comes from a substation at Planebrook Road in Frazer and that any outages we experience are generally caused by incidents beyond anyone's control, i.e., trees downed during storms or high winds, or from vehicular accidents taking out a pole. The PECO reps promised to furnish Karl with a write up from the meeting as well as a diagram showing how Hershey's Mill is fed with electricity.

In Bob Bronner's absence, Ed McFalls reported for the Finance Committee that the 2020 paving program was underway with curbing efforts and the new drain and pipe across Mill Road just north of Eaton Way completed. Paving is scheduled to begin on October 7th with base repair occurring first and overlays to be completed thereafter. Work will likely continue through the third week in October.

Ed then reviewed the draft 2021 budget for the Master Association indicating the various line items where more substantive changes were contemplated and which were requiring an increase of \$5.00 per house per month to bring the total monthly assessment of \$191.66. A number of questions were raised about alternative approaches to providing Security, perhaps keeping some facilities like the pool closed if the pandemic continues and other possible methods to reduce expenditures. Answers were provided by the managing agent as well as other members of the MA. Karl Grentz explained the new line item for Technology indicating that some of the expenses were for new software such as

Survey Monkey for conducting community and committee surveys as well as Skedda to assist in facility and amenity scheduling. After further discussion, on motion made and seconded there was then a vote of 21 to 1 to pass the draft budget. Sharon Rehwald from Devonshire asked to have her negative vote recorded.

Ed then continued by discussing pipeline activity. The drilling and pipe pull back from Quaker to the Shopping Center is complete and Sunoco contractors are cleaning up the site, seeding the berm across the front of the center and installing some shrubs. The drilling from Quaker down toward Paoli Pike and also drilling in the reverse direction is on-going with a planned pipe pull back scheduled for mid-December. We hope to fully engage with Sunoco in the final grading of berms along Boot Road in this location as final settlements for removed trees, walls and fences are pursued. The Adelpia approvals remain under appeal but appear to be progressing toward final approval.

George Earle then discussed the Board's interviews with two leading, local architectural firms about the possible expansion of the Community Center. In response to the discussions at the interviews, the firms are both reviewing their proposals to see if they can offer us a better price or value. Once a firm is selected, George hopes to have some conceptual layouts and elevations drawn up for a modest cost that would allow the MA to obtain some building cost information on which the members could then make a decision about proceeding with a more complete architectural design. George has also been working with engineering firm E.B. Walsh to develop a conceptual storm water management design for beneath an expanded parking area. Both of these projects would be funded over time through the Capital Improvement Fees and/or Vision Quest rather than from residents operational contributions.

Old Business: The Cornwallis Drive access work has resumed with clearing and grading complete and stone base going down. Ed McFalls will arrange a meeting with township officials to discuss the final plans for locked gates, fencing on either side and some landscaping to soften the look of the improved area.

New Business: One member reported that his email account had been hacked and friends and colleagues were now receiving pleas for money from a similar, but not exactly his email address. Warnings of such scams have been published by the Technology Committee several times this year. Also a question arose about the increase in Alarms noted on the Security Report and this was explained as being much in part to an extended power outage that caused many "low battery" alarms.

Karl Grentz announced that the Board had decided to rename the main hall of the Community Center as Wooldridge Hall in memory of Hershey's Mill's primary developer Bob Wooldridge who passed away in April of this year.

There being no additional business the meeting was adjourned at 4:05 pm. The next meeting will be conducted on Thursday, November 5, 2020 at 3:00 pm via Zoom.

Respectfully submitted,
Ed McFalls
Secretary Pro Tem