

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
October 29, 2020

The Board of Directors conducted its regularly scheduled monthly meeting in the Malvern Room of the Community Center on Thursday, October 29, 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.

The Board first reiterated it is staying the course in following CDC guidelines and Governor Wolf directives regarding facility use and occupancy. 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. Karl related what had transpired at the HMSG meeting the day before. An existing proposal for new bocce and shuffleboard courts was discussed, but additional proposals are sought. The Board voted to authorize the purchase and installation of a net divider for the new Pickleball courts.

Ed reported most of the paving program had been completed. Joints still need to be sealed, striping of the Community Center lot will hopefully happen Monday before Tuesday's election. The area outside the North Gate connection with Green Hill needs to be addressed because of puddling. Springton and Devonshire drainage concerns are still awaiting some input from our civil engineer. A request from Brighton to address a drainage issue south of the East Gate has been looked at from several possible solutions, but we do not have a firm recommendation yet. A request from Brighton to replace all the poles along Chandler Drive with new concrete bases and poles, but using the existing fixtures was discussed. The Board is willing to pay for any poles that are truly damaged or failing but was not prepared to authorize a wholesale replacement.

Regarding the Community Center, George Earle reported on the Board's review of the three architectural firms, two of which the Board had interviewed and which both revised their proposals to lower costs. After discussion, the Board had selected the John Lister firm from West Chester. The Board is only committing to a schematic plan stage of architectural review for a possible 5,000 to 6,000 square feet addition to the Community Center in order to gain enough information to show the MA members and community what might be achieved and be able to obtain a reasonable projection on cost. At that point, the full MA would need to vote to proceed with full planning and architectural drawings. The Board has reviewed an illustrative funding plan from the Finance Committee that indicates the MA can finance this project over a period of perhaps ten years and pay for it entirely with Capital Improvement Fees solely from the resale of homes in Hershey's Mill.

Karl reported on the activities of the Technology Committee. They plan to launch their first survey using Survey Monkey that will be on community interest in the emails' being sent from the Hersheys' Mill email platform. The Committee is also looking forward to using a new scheduling software known as Skedda. The Committee is also studying the desirability of developing a new website that would involve a public side for marketing (incorporating hersheysmill55plus.com) and a private side for residents only with important

village information. The Committee will also monitor COVID-19 issues as we move to colder weather and determine if the MA should acquire another ZOOM account or two to accommodate multiple meetings at the same time.

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;
- Accepted with regret the resignation of Mike Bianco from the Pool Committee and briefly discussed a few thoughts on next year;
- Heard report that Sunoco has pulled off the work site by the shopping center and restored the bank with grass and some shrubbery beds – the scheduled pull back of the remaining stretch from Paoli Pike to Quaker is tentatively for mid-December;
- The Document Review Committee is currently studying the Pool Rules and Community Center policies;
- Discussed the gate, fence and plantings for the emergency access for Cornwallis Dr.; and
- Reviewed the monthly reports for Security, the Finance Committee and the Bus Activities.

The meeting adjourned at 4:00 pm.

Respectfully Submitted
Ed McFalls