

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

November 5, 2020

Attendees: K. Leighton (A); B. Mangos (B); K. Fleming (C); S. Rehwald (D); D. O'Leary (E); Judy Jurgan (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); (S); B. Mertz (T); D. Thompson (U); D. Wright (V); (W); G. Earle (Y); B. Bronner (Z); and E. McFalls.

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

The minutes of the October 1, 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 reported that there had been some additional follow-up with PECO and its representative reported that PECO would be conducting a more aggressive tree-trimming program to cut limbs further from aerial wires and seek permission to take down any Ash trees in the vicinity of their wires. Also, the representative reported that PECO would be installing 3 new switches in our service area to improve a Reclosure System that re-routes power when an outage occurs to restore those not directly impacted by downed wires.

Bob Bronner reported that the 2020 paving program was nearly complete with a couple of repairs yet to be accomplished. The hump on Mill Road needs to be raised and a drainage problem created outside the North Gate needs to be corrected. The Springton and Devonshire stormwater studies are still awaiting engineer review and recommendations.

Ed McFalls reported on the Board's consideration of possible alternatives for providing a walking trail along Chandler Drive between Franklin and Glenwood. While it would be cheaper and safer to have a path installed on Franklin common area alongside Chandler Drive, another possibility would be widen Chandler Drive from its present 26 feet to the full width of its right-of-way of 33 feet (adding 3 feet of cartway on each side of the road) and then paint a five feet wide walking path on the Franklin side of the cartway. Judy Jurgan from Franklin expressed several concerns about a possible path in the area including impact on trees, lack of privacy and Mill Road and Chandler Drive intersection already dangerous. She asked why it could not be on the Glenwood side? Ed spoke to the numerous obstacles on the Glenwood side including steep grade, lamp posts, PECO transformer and an even larger challenge between Glenwood Lane and the North Gate.

Ed also reported on the Board's discussion of possible alternatives for addressing storm water from Chandler Drive impacting the cluster of Brighton across from the East Gate. Several possible solutions are being reviewed.

Karl reported the Board was still awaiting additional proposals for planning and constructing new bocce and shuffleboard courts. Once specs and costs are known, the Board can complete its recreation area master planning work with Land Planner Tom Comitta.

Ed then continued by discussing pipeline activity. Sunoco was finished with the shopping center site and the berm restoration along Boot Road is complete, but the agreement to provide funding for restoration of the parking lot has not been finalized and the contractor's window to accomplish it this fall is gone. HDD 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 have been finalized for its re-purposing of the existing Gulf Interstate line that splits HM entering between Glenwood and Princeton, then turns more southward at Franklin extends along the right side of #9 fairway passes under the putting green at the club and exits behind HMLD Maintenance area.

George Earle reported the Board's consideration of three proposals from architects, interviews with two firms and the Board's selection of John Lister Architects for accomplishing a study and schematic phase of planning. The architect will plan possible floor plans and provide elevation studies sufficient to garner reasonable estimates of project costs to allow for the MA's review and consideration of the project. Consideration is being given to solar panels and possible geo-thermal heat pump system for HVAC. The civil engineer is working on a possible stormwater management solution for the added square footage of the building and some added parking.

Bob Bronner announced that he was planning three meetings at which he hoped to schedule six presidents in each in order to review an illustrative example of how the Community Center expansion could be financed without any impact on residents' monthly assessments.

Old Business: The Cornwallis Drive access work has resumed with clearing and grading complete and stone base in place. Paving scheduled for later this month. The package included a photo of the proposed farm gate and vinyl fence to be installed on either side of the gate. HMLD furnished a plan for proposed plantings that the township is willing to install.

New Business:

1. Kim Morton asked about the status of studies of the Green Hill Sewer Association winter storage lagoon. Ed reported the information gathering phase was completed and the GHSA Board is awaiting the written reports with analysis and recommendations.
2. M. E. Pernice asked the Board to review the signage at the East Gate which she feels is not sufficient to prevent non-residents from pulling into the entry lanes.
3. Bill Mertz expressed concern about the status of HMLD projects with Mike Neale's departure. Several other presidents weighed in with similar concerns. Ed acknowledged that Mike's sudden departure has created challenges that HMLD staff are working hard to address.

4. Karl provided a Technology Committee update saying the Committee will be sharing presentations on the new Skedda scheduling software to various stakeholders.

There being no additional business the meeting was adjourned at 3:56 pm. The next meeting will be conducted on Thursday, January 7, 2021 at 3:00 pm via Zoom.

Respectfully submitted,
Ed McFalls
Secretary Pro Tem