

***Board of Directors  
of the  
Hershey's Mill Homeowners Association***  
**1389 East Boot Road \* West Chester, Pennsylvania 19380 - 5988**  
**Minutes of Meeting**  
**December 3, 2020**

The Board of Directors conducted its regularly scheduled monthly meeting in the Ardmore Room of the Community Center on Thursday, December 3, 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 reiterated it is staying the course in following CDC guidelines and Governor Wolf directives regarding facility use and occupancy. Certain rooms in facilities will remain closed under the Governor's now stricter restrictions because their allowed occupancy is so low. One president has recently made Karl and Ed aware of several COVID-19 cases in his village. The MA has reached out to local hospitals, urgent care centers, County Commissioners and Commonwealth politicians in an effort to have Hershey's Mill become a vaccination center (for Hershey's Mill) when the vaccines become available for our population.

Karl reported additional proposals are still pending for bocce and shuffleboard courts. He has been advised that the tennis folks expect additional proposals for hydro Har-Tru courts on or about December 10<sup>th</sup>. Bob Bronner had asked the tennis leadership to look to California products which offers different surfaces.

Ed reported most of the paving program had been completed. Joints have been sealed. Striping of the Community Center was completed before Election Day. The area outside the North Gate connection with Green Hill where puddling is happening will be addressed on December 9<sup>th</sup>. Dennis reminded Ed of an issue with the vicinity of the new drain on Mill Road north of Eaton. A report on Springton's drainage issue was included with the packet and the Board will review this. Devonshire drainage concerns – a new inlet was installed in a low area in the Texas Eastern pipeline easement, but the swale along the southern boundary is 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, and curbing and a new inlet will prevent Chandler Drive water from entering Brighton. The Board has agreed to replace two rotted lamp posts along Brighton.

The Board then discussed the proposed architectural services contract with John Lister's firm. Bob Bronner listed changes he wanted to see made – instead of estimated range of percentages for final fee, calling it a not-to-exceed range and since 2020 was almost over, listing the hourly rates of staff as valid through 2021. Ed was asked to take this up with Lister. Other concerns were expressed and addressed. Sharon Kope then joined the meeting to provide her input from the CC Committee into the base sketch. She suggested the Paoli Room be considered a possible lounge by adding windows in the eastern wall and a door to the patio. A second suggestion was changing several of the large windows in the Wooldridge Hall into sliders to access the patio more readily and perhaps consider a permanent canopy/roof for at least a portion of the patio. Deal with the acoustic issues in the Hall and tint the high, clerestory windows to cut down glare. Enlarge the Library – it is a heavily used amenity. Provide small office for facilities person and provide more storage. The Board then discussed ways to get more input and feedback from the villages and decided to send a survey to the presidents to share with their residents, provide input that can be summarized in advance of the January 7<sup>th</sup> MA meeting for discussion there. George Earle reviewed information regarding possible

inclusion of solar panels on the expanded building and also possibly using geothermal systems for HVAC in the expanded areas.

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;
- Heard the Document Review Committee will be reviewing pool policies and rules in January along with CC policies;
- Heard report that Sunoco has completed its Quaker area pipe pullback and discussed restoration desires for the area;
- Noted the gate and fence the emergency access for Cornwallis Dr. are installed and learned EG Township has approved HMLD's proposal for plantings
- Reviewed the signage at the East Gate regarding Resident Access Only, and in light of that and the turnaround installed some years back, did not believe any additions would help
- Discussed possibly promoting the sale of a 1930 East Goshen Township map that shows how extensive John Sullivan's holdings were at the time (about 2000 acres) with a fund-raising element for the Sullivan House Committee;
- Discussed the Nature Group's conservation initiative for the Serpentine Barrens, but noted 60% of it is on the shopping center land, so the MA has little involvement;
- Considered a request from the Wood Shop leadership for cleaning assistance; and
- Reviewed the monthly reports for Security, the Finance Committee and the Bus Activities.

The meeting adjourned at 5:05 pm.

Respectfully Submitted  
Ed McFalls