

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
January 28, 2021

The Board of Directors conducted its regularly scheduled meeting via Zoom on Thursday, January 28, 2021 beginning at 2:00 pm. Attending were Board members Bob Bronner, George Earle, Karl Grentz, Boyd Mackleer and Dennis O'Leary. Also present was Managing Agent Ed McFalls. The meeting was called to order at 2:00 pm by the President, Karl Grentz.

The first order of business was a discussion of continuing COVID-19 protocols. While some restrictions (like no indoor dining) were allowed to expire on January 4th, the pre-Thanksgiving restrictions on numbers permitted for indoor gatherings (10% of pre-Covid capacity) remain in place so the Paoli Room in the CC and the Warming Room at the Rec Center have to remain closed and other meeting spaces are quite limited, i.e. 8.5 persons in the Wooldridge Room (Main Hall) of the Community Center.

The next topic was the bocce and shuffleboard information received from John DeVol. Bob Bronner reviewed the information. The HMSG recommends 4 shuffleboard courts made in concrete and 3 bocce courts with a concrete base with tiles for drainage and a synthetic turf surface. The bocce would cost \$73,000 and the shuffleboard would be \$34,800. Bob recommended the Board vote to recommend the proposal from Southwest Green and ask Ed to request that Southwest Green furnish an agreement and a possible start date for the Master Association to consider at its meeting in March. In the meantime, Tom Comitta will be asked to refine the master plan to include these numbers of courts oriented parallel to the pool entrance drive (perpendicular to Chandler Drive). The Board voted to approve these next steps. Although approving the concept of the Bocce and Shuffle Board improvements, George Earle withheld his approval pending an approved drawing by Tom Comitta showing the courts and added concrete walks, benches and shade pavilions with estimates on their costs.

Ed reviewed his and Jerred Golden's meeting with Chris Wolf of ProPipe to obtain bids on a proposed basin at the southeastern corner of Devonshire to capture and slow the stormwater draining off the sprayfield between there and Rt. 352, as well as the township suggested swale and drainage inlet to the north of Merrifield to direct and collect water from 352, the wooded set back outside the wall and fence and the Rt 352 sprayfield. Proposals are due next week.

Bob Bronner and Ed both reviewed and commented on the draft audit from 2019. Ed requested the board hold off on accepting the audit until his staff could reconcile the adjustments with our reports.

Karl Grentz then shared the results of the Survey Monkey survey regarding the proposed expansion of the Community Center. The top three requested improvements were: exercise room, card/large meeting room and a café with vending machines. Architect John Lister will present at least one sketch to the Special Projects Committee, CC Committee Chair Sharon Kope and Board members on Tuesday, February 2nd at 1:00 pm in advance of a subsequent meeting with the Township about what building code adjustments will need to be made.

Karl then spoke to Technology Committee issues. Since efforts to gain ownership of hersheysmill.com or hersheysmill.org were not successful, the committee will proceed with developing hmhoa.com that will have both a public side accessible to all and a private side with password protection for data storage and other uses for HM leadership. The software Skedda is being deployed for scheduling of HMSG sports facilities and scheduling of Zoom meetings.

Ed reported on a meeting earlier in the day with a representative of Transco/Williams pipeline at the HM HOA Sunoco drilling site adjacent to Quaker. The purpose was to try to gain permission to extend the planned restoration berm across their 75' easement in order to enhance sound attenuation for Quaker Village residents. Transco limits the cover over their pipeline to 6' and the rep believed that already existed in this area, but he agreed to go back, review their records and talk to managers about our request.

Ed also reported on GHSA BOD efforts to address 2020's odor issues at the treatment plant and winter storage lagoon. The Board has committed to adding much more aerification in the storage lagoon as well as spring through fall chemical treatments to minimize algae blooms. Solutions for the treatment cells are still under consideration.

In other business the Board:

1. Discussed a couple of issues involving activities in the Community Center and voted that there should be no animals brought into the facility except trained service dogs in the service of their owner;
2. Approved a suggested ad hoc committee to study the best future approach for alarm technology in Hershey's Mill;
3. Will ask the Technology Committee to distribute via e-mail an article by Bob Bronner (which was in the January Guide and Digest that the USPS has apparently lost) about how the Master Association can fund improvements to HM amenities;
4. Voted to install 3 way STOP signs at the entrance to Jefferson Village in response to expressions of concern for safety in this vicinity;
5. Learned that Ed had contracted for a better electric rate for MA facilities, GHSA, HMGC and shopping center lighting for a 32 month period beginning in June, 2021 reducing our kwh price from \$.05508 to \$.0496 – a reduction of about 10%;
6. Voted to install One Way signs in front parking lot of CC;
7. Reviewed proposed Rules for a suggested Dog Exercise Area (not a dog park) and asked Ed to measure size of possible site; and
8. Reviewed the monthly reports for Security department and Finance Committee.

The meeting adjourned at 3:25 pm.

Respectfully Submitted
Ed McFalls