

Hershey's Mill Homeowners Association

1389 East Boot Road * West Chester, Pennsylvania 19380 – 5988

(610) 436-8900 Telephone

(610) 436-5162 Facsimile

DRAFT – FINAL MA APPROVAL PENDING
Minutes of the Monthly Master Association Meeting
Conducted via Zoom due to COVID-19
January 7, 2021

Attendees: K. Leighton (A); B. Mangos (B); K. Fleming (C); S. 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); (R); (S); B. Mertz (T); D. Thompson (U); D. Wright (V); S. Stojowski (W); G. Earle (Y); B. Bronner (Z); and E. McFalls. Also joining for the initial portion of the meeting was East Goshen Supervisor Michele Truitt to discuss PECO reliability issues.

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

The minutes of the November 5, 2020 Master Association meeting were approved as submitted.

Karl introduced EG Supervisor Michele Truitt to discuss PECO reliability issues. She had a recent conversation with Scott Neuman who is PECO's legislative liaison. Scott informed her of PECO's plan for 5 new Reclosure Switches on the Planebrook circuit #344 with 3 of these new switches in the immediate vicinity of Hershey's Mill. This will bring to 8 the total number of Reclosure Switches on circuit #344 and should improve PECO's ability to get more customers power restored faster than has occurred in recent outages. Completion of installation of the new switches is targeted for the end of the first quarter. PECO has also identified urgent vegetative issues and will be aggressive with tree pruning and removal through the summer months. PECO has budgeted \$4 Million for this vegetative control effort. PECO will seek to remove large trees that could impact their aerial lines, and then would grant money to owners to replace removed trees with smaller, ornamental varieties. Michele commented on the desire of some residents to file a written complaint with the PUC – a right she recognized – but commented that all PECO's voluntary efforts would cease pending a PUC investigation. Mrs. Truitt then dropped off the Zoom meeting.

George Earle then reported on his effort to categorize the responses from the village presidents to the Community Center expansion survey. One village council went on record as being opposed to proposed expansion and another several concerns. It was determined that most presidents had only shared the survey with their council rather than all their residents, so it was suggested that all send it out to their whole villages. Don Thompson expressed a concern that we had not engaged our architect to conduct a programming phase of study with users of the Community Center. He had seen the report of the 2009 architectural program phase and felt it was appropriately thorough. Bill Mertz went through the concerns that the Troon Council expressed – expansion not needed, remember the previous acrimonious debate in 2010, the survey makes it look like the MA is far down the road on this project and he does not feel we are, many currently on MA were not on board three years ago when MA voted against a fitness center at the time of planning the Rec Center re-build and just wondered how this got back on the MA's agenda. Karl commented there have been many

expressions of frustration over a lack of adequate meeting space. Barb Mangos commented that the Marketing Committee consistently gets the question from interested home seekers about why no fitness center. Jack Keeley reminded everyone of his survey of 55+ communities in Chester County. 27 of 28 have a fitness center with HM being the only community without one. After further discussion it was agreed Karl would resend the survey to the presidents and ask them to survey all their residents over a two week period and return input to George Earle.

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.

Ed McFalls reported on the status of the review process of stormwater issues involving Springton, Devonshire and Merrifield. The issue at Brighton near the East Gate was resolved by installing a new inlet and providing new curb to prevent Chandler Drive water from entering Brighton Village.

Karl reported the Board has just recently received additional proposals for planning and constructing new bocce and shuffleboard courts. Once specs and costs are reviewed and understood, the Board can complete its recreation area master planning work with Land Planner Tom Comitta.

Ed then reported on his meeting along with Roger Kane of Quaker Village with representatives of Sunoco and the Township regarding what the restoration of the Master Association property near Quaker Village might look like. An engineered plan for a relocated berm will be needed to get Township, County and PA DEP approval for doing anything different than the grading that was present at the start of the Sunoco effort. It is felt a higher berm out closer to Boot Road will have a better sound mitigating effect for at least some of the Quaker Village residents who border that area.

Old Business: Ed reported the GHSA Operations Committee had received a written report from its consulting engineer about the extensive studies this past fall on what contributed to last summer's odor issues at both the treatment plant and the Winter Storage Lagoon. The Committee would be having a Zoom meeting the following day with the engineer to consider a path forward to resolving issues.

There being no additional business the meeting was adjourned at 5:00 pm. The next meeting will be conducted on Thursday, February 4, 2021 at 3:00 pm via Zoom.

Respectfully submitted,
Ed McFalls
Secretary Pro Tem