

**Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
February 25, 2021**

The Board of Directors conducted its regularly scheduled meeting in the Ardmore Room on Thursday, February 25, 2021 beginning at 2:00 pm. Attending were Board members George Earle, Karl Grentz, Boyd Mackleer and Dennis O'Leary. Absent and excused was Bob Bronner. 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. While efforts have been made to have vaccines administered at HM, the County simply is not receiving enough doses of either vaccine for an HM site. However, more and more residents are in fact being vaccinated which is good.

The Board then discussed the most recent Comitta Associates master plan for improving the HMSG facilities in the grass games area. The Board had received some very recent feedback from the HMSG on the progress plan. Ed related a recent discussion with our engineer from EB Walsh that East Goshen Township has adopted a Chester County drafted ordinance that does not give any impervious cover credit for facilities removed (such as planned existing bocce and shuffleboard courts). Therefore, there needs to be a pause in planning actual installation as the engineer plots possibilities for other stormwater management concepts near Springton and Devonshire villages. The Board also discussed other related issues like added concrete behind bocce and shuffleboard for players and possible benches as well as snow removal for winter games.

Ed reviewed the proposal received from ProPipe for addressing the stormwater problem at Merrifield Village. The proposal calls for swale to be developed to convey water from 352 to an inlet to the north of Merrifield and a second inlet to pick up water from the walking trail and sprayfield and a pipe to convey this water to an existing inlet in Merrifield's parking area. After consideration, the Board voted to authorize the effort.

George Earle discussed the status of planning efforts for the possible expansion of the Community Center. The Architect John Lister is working on the next iteration in planning based upon all the input he received from the Committee meeting. This next version will be used as the basis for a conversation with Township officials to ascertain what building code improvements the Township will require.

Karl provided updates on the Marketing group's work on a revised 55+ marketing website. He also discussed with the Board his desire to initiate the use of the Skedda scheduling software for sports venues, Zoom meetings and other scheduling needs.

In other business the Board:

1. Got report Williams (formerly Transcontinental) has not been able to measure pipeline depths due to snow cover this month;

2. Got an update on GHSA's continued efforts to address 2020 odor issues;
3. Learned that GHSA is nominating 3 incumbents for re-election to new 3-year terms (Eileen Hotte, Joe Ritter and Ted Sikorski);
4. Accepted the 2019 Audit from Orlando CPA;
5. Reviewed designs for bus wraps favored by the Bus Committee and provided some direction for further development;
6. Had a long conversation with Ed regarding the interrelations of various entities at Hershey's Mill including HMGC, HMLD, GHSA and shopping center; and
7. Reviewed the monthly reports for Security department and Finance Committee.

The meeting adjourned at 4:30 pm.

Respectfully Submitted
Ed McFalls