

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

February 4, 2021

Attendees: K. Leighton (A); J. Myatt (B); B. Judkins (C); S. Rehwald (D); D. O'Leary (E); J. Keeley (F); K. Greutz (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); M. Gross (S); B. Mertz (T); D. Thompson (U); D. Wright (V); S. Stojowski (W); G. Earle (Y); B. Bronner (Z); and E. McFalls.

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

Ed referenced a needed correction to the January 7, 2021 minutes to note that Mark Gross was in attendance from Springton. The minutes of the January 7, 2021 Master Association meeting were then approved as corrected.

Karl reported on the results of the Survey Monkey survey regarding Community Center expansion. There were 330 responses with the top three requests being Exercise Room, Card Room/Large Meeting space and Café with vending machines. One member asked if the results from the Survey Monkey could be available by village and Karl said he would check into that and have them sent out to all presidents if possible. George reported the meeting schedule for this past Tuesday with architect John Lister would now be held via Zoom on Friday. Several sketches have been distributed to invited participants and will be reviewed with John on the meeting.

Karl again reiterated that the Master Association was continuing to follow CDC and Governor Wolf guidelines. While some surge restrictions were eased on January 4th, the restrictions on indoor gatherings remain in place at 10% of normal capacity. This means some rooms (Paoli in CC and Warming Room in Rec Center) are too small to open and the Wooldridge Hall (main hall in CC) is limited to nine (9).

Ed reported on the status of the review process of stormwater issues involving Springton, Devonshire, Merrifield and Chatham. He just received the engineer's proposal to design one or perhaps 2 basins near the 3rd hole to detain water reaching Springton, he is awaiting a proposal from ProPipe for a basin east of Devonshire as well as a proposal for a swale, inlet and pipe north of Merrifield. John Myatt requested that he also take a look at an inlet and pipe near 184 Chandler.

Bob Bronner reported the Finance Committee and the Board had reviewed proposals and specification from three firms on installation of new bocce and shuffleboard courts and will be recommending working with Southwest Green to finalize the plan and execute the work if approved by the MA. Ed was asked to provide Tom Comitta with the information on number of courts, spacing,

etc. so Comitta can update his plans accordingly and the proposal from Southwest Green can then be finalized for MA review.

Ed then reported on the plans in the packet for the new relocated berm from behind the Rite Aid out to Boot Road and then southward to the corner where Quaker meets Boot Road. The Williams/Transcontinental Pipeline require that the berm reduce down to the original grade before the planned fenceline crosses their easement toward Quaker. Ed and engineer Dan Daley met on site with Williams' representative to request permission for whatever level of berm might be possible across the easement. The representative was not optimistic that permission could be granted because of their requirements that there be no more than six (6') feet of cover over their pipeline. However, he would have depths measured in the vicinity and make our request known to his superiors at Williams (formerly Transcontinental).

Old Business: Ed reported the GHSA Board had authorized the installation of an array of aerification diffusers for the Winter Storage Lagoon as well as a year-long treatment regimen that should prevent a repeat of 2020 algae issues. There is still on-going study of how to improve the efficiency and successful processing of sewer influent at the three (3) treatment cells. Don Thompson from the GHSA Board added that the Board is looking for thorough, long term solutions rather than any short term quick fix.

New Business: Ron Rasmussen asked a question about the reference in the BOD minutes about possible rules for a dog exercise area. Kim Morton who had provided the draft rules for the Board's consideration commented that the concept is for an exercise area where one dog owner at a time would sign up via Skedda for something like a 20 minute time slot where they could enter a fenced area – possibly behind the 13th tee of the golf course across from the Sullivan House and let their dog(s) off its leash for exercise. Cameras would allow for enforcement of rules including clean up. The Board is studying details and costs. A request was made that the Board take a further look at its longstanding policy of not clearing ice and snow from the walking trails. Doing so would mean a very significant increase in the snow removal budget of the MA and would require a daily check for needed salt after daytime melting and nighttime re-freezing on trail surfaces. On another matter, Don Thompson reported he would be sending a request to each president for interested persons who would like to work on an ad hoc committee approved by the MA Board to study the future of alarm technology for HM homes.

There being no additional business the meeting was adjourned at 3:45 pm. The next meeting will be conducted on Thursday, March 4, 2021 at 3:00 pm via Zoom.

Respectfully submitted,
Ed McFalls
Secretary Pro Tem