

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

March 4, 2021

Attendees: K. Leighton (A); J. Myatt (B); K. Flemming (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); D. Youkunas (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 Grentz called the meeting to order at 3:00 pm.

The minutes of the February 4, 2021 Master Association meeting were approved as submitted.

George Earle reported on the first meeting with architect John Lister on February 5th via Zoom. John was working with the input received from the Projects Committee. The next version of the plan – again no where near the final concept – will be used to facilitate a conversation with East Goshen Township about code requirements. That meeting is scheduled for next Thursday, March 11, 2021.

Karl again reiterated that the Master Association was continuing to follow CDC and Governor Wolf guidelines. While some surge restrictions continue to be eased, the restrictions on indoor gatherings remain having only grown to 15% 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 fourteen (14). At the moment, the BOD is planning to open the Pool under 2020's COVID restrictions, but we will be flexible if Commonwealth guidelines start to ease.

Karl reported the Board had provided feedback on the HMSG Master Plan to planner Tom Comitta and the revised plan had elicited additional input from the HMSG leaders. There has now been a discussion with our engineer from E.B. Walsh regarding added impervious cover, and Ed McFalls is engaging the Township and the engineer in a conversation about gaining credit from the yet to be designed Springton and Devonshire detention facilities to offset the needs at the sports venues and possible CC expansion.

Ed reported on the status of the review process of stormwater issues involving Springton, Devonshire, Merrifield and Chatham. The engineer is considering 2 basins near the 3rd golf hole to detain water reaching Springton. The Board has approved a proposal to develop a swale to collect water from 352, the Open Space outside the fence and runoff from the sprayfield and direct it to two new inlets behind the buildings north of Merrifield. Regarding Chatham, Pipe Data View found no defects or blockages in the pipes that receive and convey the water from the golf course under Chatham to the Jefferson basin. The outfall area is heavily overgrown, so that may be causing a backup in the system.

The MA then considered the nominees for election to the Green Hill Sewer Association Board. Incumbents Eileen Hotte from Quaker Village, Joe Ritter from Glenwood Village and Ted Sikorski from Zephyr Village were then unanimously re-elected to new three (3) year terms.

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. Due to February's persistent snow cover, Williams has not been able to perform depth measurements for their pipe, so there is no response to our request yet.

Old Business: Ed reiterated 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.

Also, the Board received communication from East Goshen Township that PECO has in fact accomplished the installation of all the planned Reclosure switches which should reduce the impact of power outages impacting the area.

New Business: The Bus Committee and Board have considered four alternatives for a new wrap to add color, logos, website, etc. to the current plain white bus surface. The Board also has authorized the installation of two (2) HEPA filters in the bus. Ed showed East Goshen's plans for the replacement of the Hershey's Mill Dam with a series of small pools of water with rock strewn splash drops in between. Karl reported on progress toward the new 55plus marketing website. Don Thompson asked about repair of lights on Chandler near Ulster. Bob Milano advised MA members that some residents have been requesting ramps and railings, but the Wood Shop volunteers simply do not have the capacity for such requests.

There being no additional business the meeting was adjourned at 4:00 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