

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

The Board of Directors conducted its regularly scheduled meeting in the Ardmore Room on Thursday, March 25, 2021 beginning at 1:00 pm. Attending were Board members Bob Bronner, George Earle, Karl Greutz, Boyd Mackleer and Dennis O'Leary. Also present was Managing Agent Ed McFalls. The meeting was called to order at 1:00 pm by the President, Karl Greutz.

The first order of business was a discussion of continuing COVID-19 protocols. While there has been some relaxation of recommended restrictions by Governor Wolf's office, and some further relaxation is scheduled for Monday, April 5, 2021, the Board is continuing its restriction against non-residents coming into Hershey's Mill to participate as guests in sports group activities or any other events that may be scheduled in the CC or the Cove. If some small groups wish to gather under newer CDC guidelines, which allows such smaller groups of fully vaccinated persons (at least two weeks beyond your final dose) to gather without social distancing and masks, the person reserving the room/space for such an activity must accept responsibility for ensuring that all participants have been so vaccinated. With respect to the coming pool season, the current Board thinking anticipates that Hershey's Mill residents should be mostly vaccinated by then. Therefore, the Board plans for 2021, to look a little more like 2019 than 2020. Tables and chairs will be available. Reservations will not be required. It will still be RESIDENTS ONLY, so no guests or children will be permitted. Total patrons (based upon current government recommendations) will be limited to 150 at a time. While efforts have been made to have vaccines administered at HM, the County simply is not receiving enough doses of vaccine for an HM site. However, more and more residents are in fact being vaccinated which is good.

Ed reported that he had a conference call that morning with Tom Comitta and his associate, to relate the decisions the Board had previously made after receiving additional input from John DeVol – President of the HMSG. They plan to have a revised final draft for the Board's review in about a week. Jim McGinn's proposal for grooming the existing bocce courts has been accepted. The Board also authorized Ed to have McGinn hang the tennis windscreens. We still need the tennis courts to dry out some before testing various mechanical brooms to see if the Tiger Turf courts can be restored closer to their originally installed state with standing fiber and proper load of full of sand for the base.

On the stormwater fronts, the Board has contracted with EB Walsh for some stormwater management systems. These include possibly (1) two detention basins on either side of the 3rd hole of HMGC, (2) a basin where Devonshire borders a GHSA spray field and (3) a French-drain type installation to collect water behind Devonshire units bordering the 17 hole of the golf course and directing it to a swale crossing the Texas Eastern pipeline to reach a recently installed inlet. Engineer Dan Daley reports survey crews should be out within two (2) weeks, then gathered data will be used to develop plans for review by proper boards before review with the township and finally pricing and Master Association vote.

Bob Bronner made some comments for the Finance Committee about making sure we are properly accounting for our various projects in the correct capital accounts. All agreed this was important and reviewed the various sources and how they can be used.

The Board then considered a recent report from Security Director Marc Fraser, that recently hired officers, were quickly departing for similar jobs paying \$3-\$4 more dollars per hour than our starting salaries. After discussion, the Board voted to approve higher starting salaries and any appropriate adjustment to existing staff to keep them in appropriate position to the newly hired. Also, additional electronic radar signs were discussed, but pricing had not yet been received to make a decision.

George Earle discussed the status of planning efforts for the possible expansion of the Community Center. The Architect John Lister had recently submitted another iteration of the plan after the code meeting with the township. George will furnish these plans, along with plans from the 2012 renovation of the CC, to several interested construction firms who will furnish estimates based upon provided assumptions on finishes and treatments to provide the Master Association a reasonable estimate on which to make a final decision about moving forward with more detailed plans.

Karl provided updates on the Marketing group's work on a revised 55+ marketing website. He also discussed with the Board recent efforts to initiate the use of the Skedda scheduling software for sports venues, Zoom meetings and room scheduling needs in the CC, Cove and Sullivan House. Since he had not been successful in getting HMC-TV to agree to updates and improvements to hersheysmill.org, under MA auspices, he proposed that the MA move forward to building and launching a new MA website HMHOA.com. After discussion, the Board voted to proceed.

In other business the Board:

1. Got report Williams (formerly Transcontinental) is considering whether to permit a berm across their easement even while that pipe already has maximum cover over it;
2. Got an update on GHSA's continued efforts to address 2020 odor issues;
3. Discussed the proposed Dog Exercise area, reviewed plans and pricing for proposed fencing options, discussed adding a couple of cameras to the Sullivan House system to monitor the area. Ed will continue to gather complete pricing and obtain pictures of the proposed fence, and then Bob will review with the Finance Committee in April. The Board might then act on the proposal at its April meeting.
4. Discussed a design for completion of the HM walking trail, with an installation along Franklin, along with the costs of tree removal and planting of significant grouping of shrubs and trees to provide screening and privacy for residents close to the proposed trail – Ed will share with the Franklin Council members for their consideration;
5. Reviewed designs for bus wraps favored by the Bus Committee and selected Option 1 which includes both black and white sections along the wavy stripes of burgundy and gold and the newer HM logo;
6. Discussed that 2021 is the 5th and final year of the Republic Trash contract and asked Boyd Mackleer and Ed McFalls to again spearhead getting proposals for a new multi-year agreement;
7. Formed a Nominating Committee for this year's MA Board election process with Karl, Boyd and Tom Cassidy being named;
8. Authorized address signs for the walls at the Main Gate (1500 Greenhill Road) along with a sign at the North Gate, informing drivers that the Main Gate is further down Green Hill Road; and
9. Reviewed the monthly reports for Security department and Finance Committee.

The meeting adjourned at 4:20 pm.

Respectfully Submitted
Ed McFalls