

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
April 29, 2021

The Board of Directors conducted its regularly scheduled meeting in the Ardmore Room of the Community Center on Thursday, April 29, 2021 beginning at 1:30 pm. Attending were Board members Bob Bronner, George Earle, Karl Grentz, Boyd Mackleer and Dennis O'Leary. Also present was Managing Agent Ed McFalls. The meeting was called to order at 1:30 pm by the President, Karl Grentz.

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 as of 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, SH or the Cove with the exception that former residents who were previously a part of an on-going group in HM may continue to participate in those groups. 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 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.

The latest Comitta plan – while following the previous input received from the HMSG – is engendering still more comment and suggestions. The recently groomed bocce courts seem to be well received. The first of the new shade structures with an accordian-styled retractable cover has been mounted to a bocce court. Another will be installed this coming week. The four tennis courts were groomed in late April. There is much improvement according to numerous comments received from players. The Board believes the improvement is sufficient to extend the life of the turf courts provided routine maintenance is properly followed. Thus, any further discussion of replacing the court surface will not be entertained.

On the stormwater fronts, the Board has contracted with EB Walsh for possible stormwater management systems (1) 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 were on site this week, 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 consideration.

A list prepared by George Earle of current projects under consideration by the Board and the MA, including ballpark estimates, was reviewed with some suggested changes offered. This is a good tool for the Board to be mindful of the scope of matters under consideration.

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. These plans, along with plans from the 2012 renovation of the CC, have been submitted to several interested construction firms to 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. Estimates are anticipated in the next week or so.

Karl provided updates on the Technology Committee's efforts to roll out the Skedda scheduling program for the various sports groups venues as of May 1st. There are a number of challenges from groups that are accustomed to having their way with dominating the schedule. Karl also reported the new hersheysmill55plus marketing website is expected to launch on July 1st.

In other business the Board:

1. Got report Williams (formerly Transcontinental) is willing to permit a low berm across their easement even while that pipe already has maximum cover over it;
2. Learned Sunoco is digging in with respect to any further grading on the berm between Quaker and Boot Road;
3. Discussed the proposed Dog Exercise area, reviewed plans and pricing for proposed fencing options, decided to hold off on any proposal to employ cameras initially and reviewed some correspondence on the proposal;
4. Reviewed the Candidate Information Form for this year's BOD election and discussed the election process depending on whether we are still meeting via Zoom come July or then meeting in-person;
5. Discussed an on-going issue about maintaining the landscape border around HM ponds;
6. Authorized the purchase of more middle of the road 27 mph speed limit signs since these seem to have a real effect on drivers' speeds;
7. Authorized cooperating with the Chester County Food Bank on a way to provide meals to underserved;
8. Authorized the usual annual donations to Goshen Fire Company, WEGO and other typically supported causes;
9. Decided not to support an idea for a Flea Market; and
10. Reviewed the monthly reports for Security department and Finance Committee.

The meeting adjourned at 4:10 pm.

Respectfully Submitted
Ed McFalls