

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

April 1, 2021

Attendees: K. Leighton (A); J. Myatt (B); K. Fleming (C); S. Rehwald (D); D. O'Leary (E); J. Keeley (F); Rich Skilton (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 Vice President Dennis O'Leary called the meeting to order at 3:00 pm. The minutes of the March 4, 2021 Master Association meeting were approved as submitted.

George Earle reported on the status of planning for the proposed expansion of the Community Center. Several sketch plans have been developed. A meeting has been held with Township building officials to discuss any code concerns. George distributed an outline specification earlier today to the Projects Committee for comments. Three contractors are being asked to provide estimated costs of construction based upon basic finishes. Brandywine Valley HVAC has been asked to provide a more concrete estimate on the differences in providing geothermal vs. conventional HVAC systems. Other firms are providing input on possible solar panels to provide electricity for the expanded area. John Hlis is pursuing information from companies interested in providing vending machines for the proposed café.

Dennis again reiterated that the Master Association was continuing to follow CDC and Governor Wolf guidelines. On Monday, April 5th, restrictions are set to be relaxed a little increasing indoor percentage of pre-Covid capacity from 15% to 25% with up to 150 allowed to gather outdoors. The Board is planning for the pool operations in 2021 to look more like 2019 than 2020 – though at the moment we are still anticipating not allowing guests. Residents only remains the rule for all Master Association activities including the Sports Group.

The Board met to develop final feedback for Comitta Associates for a final update to the plan for the renovations to the recreational facilities of bocce, shuffleboard, horseshoes, etc. The plan has been updated. Bocce grooming was accomplished on March 26 with satisfactory results. A program for a test grooming of the tennis courts is being pursued. Several steel supported, accordion-like folding vinyl shade structures have been purchased.

Dennis reported the scheduling program Skedda would be rolled out first for the use of the HMSG, and later for use in scheduling room reservations. Jack Keeley provided an update on the development of the new hersheysmill55plus.com website.

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

before reaching Springton. Surveyors need to gather accurate topography in the field before plans can be fully developed. This is being scheduled. A new swale and 2 inlets were installed in Merrifield Village. There remains the need for some final clean-up and landscape treatment. Regarding Chatham, Ed has observed the situation during heavy rain and needs to discuss with Chatham president Karin Fleming.

Ed then reported on the plans 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. No response as yet. These plans require considerable regulatory relief as EGT, Chester County and PA DEP must all approve any change in grades from what existed prior to Sunoco involvement.

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. The Board has ordered the new Bus wrap that was reviewed last month as well as 2 Hepa filters to improve the filtration of circulating air in the bus. The proposed Dog Exercise Area was discussed at some length. A sketch plan of the area proposed to be fenced in for the purpose was displayed as well as a picture of a four rail vinyl horse fence. Many members were supportive, some were opposed and others insisted on having time to review the information. Ed was asked to distribute the sketch and the fence example.

New Business: Ed provided a "heads up" that was learned from Aqua as part of effort to locate water lines at the Community Center regarding Aqua's plans to replace water mains throughout the eastern side of Hershey's Mill in 2022. More specific details will be sought. It was reported that a Board Nominating Committee of Karl Greutz, Boyd Mackleer and Tom Cassidy has been appointed. It is understood incumbents Bob Bronner, George Earle and Dennis O'Leary plan to stand for re-election. The Candidate Information Form is being updated for this year. An election process was described. Bob Milano mentioned the Wood Shop had Carpenter Bee Traps available for sale at a cost of \$15 each. A solicitation received from some newer home owners about appealing their real estate tax assessment was discussed. Such groups have been successful in the past in gaining substantial reductions for HM residents – as have some individual residents as well.

Finally, Ed McFalls reported that he had learned from Don Trauger that earlier this day, Peg Trauger, a wonderful volunteer who served 24 years as Chairperson of first the Winfield Hall and later Community Center Committee, had passed away. The members collectively expressed their sympathies at the community's loss.

There being no additional business the meeting was adjourned at 4:25 pm. The next meeting will be conducted on Thursday, May 6, 2021 at 3:00 pm via Zoom.

Respectfully submitted,
Ed McFalls
Secretary Pro Tem