

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
May 27, 2021

The Board of Directors conducted its regularly scheduled meeting in the Admin Conference Room in the shopping center on Thursday, May 27, 2021 beginning at 1:30 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 1:30 PM by the President, Karl Greutz.

The first order of business was a discussion of continuing COVID-19 protocols. As of May 31st, Governor Wolf is lifting all COVID-19 restriction with the exception of the wearing of masks by unvaccinated persons until PA reaches 70% target for fully vaccinated persons. The Board therefore is lifting all capacity restrictions at HM amenities and allowing guests to participate in HMSG events, as well as all other functions in HM amenities with the exception of the Pool which must remain Residents Only due to staffing limitations. It is hoped additional qualified staff can be found, but there can be no assurance of such.

The Board then discussed the July 1st election for the Board. Dennis O'Leary reiterated his decision that he was not a candidate for the Eaton Council this year and therefore would not longer be an HM HOA Board member as of the evening of June 8, 2021. Ed reported that so far he has received three Candidate Information Forms – two from incumbents Bob Bronner and George Earle – and one from Quaker president John Andrews. If no others arrive on Friday, May 28th, the Board can appoint John to begin serving on June 9th.

Since most involved participants had provided favorable feedback on the way the Sports games had been staked out on the Grass Games area, Ed was asked to have Comitta finalize the plan in that fashion. Dan Daley will then be asked to formalize the plan with elevation of facilities and placement of drainage lines. The tennis group had tried using a greens groomer from HMGC, but felt the existing fabricated version provided better agitation of the Tiger Turf. The Paddle Court rehabilitation concepts were discussed and Ed was asked to discuss an alternative with Court Pro company from Connecticut.

On the stormwater fronts, Engineer Dan Daley reports survey crews completed their work and their data was entered into their computer network. Dan has now started work on the plans for basins near Troon, Springton and Devonshire. When completed, these will be reviewed by villages affected as well the MA, then township and finally pricing and Master Association consideration.

The most recent plans for the possible expansion of the Community Center had been included in the packet. George Earle discussed input he and Karl had recently receive from folks interested in billiards and ping pong. Other feedback regarding room placement and sizing has been received from several sources. George believes we are sufficiently advanced in planning and budgeting to seek authorization from the MA to proceed with architectural work through the summer months. Bob Bronner shared the concerns of the Finance Committee that design direction is not settled and the scope of needed borrowing and the MA's ability to fully repay such a loan within a 10-year period using only the monies received through CIFs. After discussion, the Board passed a motion to delay authorizing the architect until September while work continues on obtaining additional information.

Karl provided updates on the Technology Committee's efforts to roll out the Skedda scheduling program for the various sports groups venues. Issues are being addressed as they arise. Facilities scheduling is being discussed among some users and those historically responsible for assigning spaces. Karl also reported the new hersheysmill55plus marketing website will launch on July 1st.

In other business the Board:

1. While it has been a struggle this spring due to lingering effects of COVID-19 on supplies and staff of all businesses, the Pool Manager and staff appear to have the Pool ready to open on Saturday;
2. Discussed the policy of not allowing non-pool functions to be scheduled in the Cove beyond 4:00 PM and elected not to make any change this year;
3. As stated earlier in the meeting, the reduced available certified lifeguard staff will not permit us to host guests and grandchildren when the Pool opens – we hope this may change as the season progresses;
4. Reviewed a proposed set of Pet Rules for the Hershey's Mill HOA (MA) which will be reviewed with MA next Thursday and proposed to be added to Bylaws by vote at the July 1st meeting;
5. A revised grading plan for the Sunoco easement area by Quaker has been submitted to Sunoco authorities for consideration which if adopted and then approved by agencies having jurisdiction would increase the height of the existing berm by 2 to 3 feet and provide a low berm across the Williams easement before the installation of wall and fence on top;
6. The new proposed location for a Dog Exercise area to the left of the pond abutting the 9th fairway of the golf course seems to be well received by most – if the MA approves the location, a committee will consider the type of fence(s) to be used;
7. A village letter regarding a part time younger resident was reviewed and the matter will be monitored;
8. The Board approved the renewal of the medical insurance coverage plan for the MA staff which had a 4.85% increase year over year;
9. Discussed the opening of the effort to obtain proposals for a new trash and recycling contract beginning in 2022; and
10. Reviewed the monthly reports for Security department and Finance Committee.

The meeting adjourned at 4:25 pm.

Respectfully Submitted
Ed McFalls