

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
June 24, 2021

The Board of Directors conducted its regularly scheduled meeting in the Admin Conference Room in the shopping center on Thursday, June 24, 2021 beginning at 2:00 PM. Attending in person were Board members John Andrews, Bob Bronner, Karl Greutz and Boyd Mackleer while George Earle participated via speaker phone. Also present was Managing Agent Ed McFalls. The meeting was called to order at 2:00 PM by the President, Karl Greutz.

The first order of business was a discussion of continuing COVID-19 protocols. As of June 28th, Governor Wolf is lifting all COVID-19 restrictions with the exception of the wearing of masks by unvaccinated persons.

The Board reviewed the latest plan from Tom Comitta for the HMSG improvements. All concurred the plan was now as desired. Ed has forwarded the plan to Chris Weir of Southwest Green who will come to meet with Ed and go over the planned improvements as well as discuss possible drainage improvements, etc. Ed will discuss with Township officials what level of detailed plans will be needed for them. On other HMSG issues, Karl stated he felt there was no further issues with respect to guests and the sports venues. The Skedda scheduling platform creates a level playing field for all residents who wish to participate. Ed is still waiting for the civil engineer to complete the planning for possible facilities at Devonshire and near Springton and Troon.

The revised Lister agreement was included in the packet and the Board authorized Ed to execute same on behalf of the MA. George indicated he had received mostly favorable comments to the latest iteration of sketches so those will be the basis of Lister's work this summer.

Karl commented how well Skedda seemed to be working for scheduling the use of the various sports venues. He commented however after discussions with those responsible for scheduling use of rooms and spaces in the Community Center, Sullivan House and the Cove that such rooms and space scheduling would be handled through the CC Office and its volunteer leaders.

New Pool Liaison John Andrews reported that the Pool Manager anticipated having sufficient certified lifeguards beginning July 4th for HM Pool to host guests and grandchildren of residents from that date until August 16th when a significant number of her staff will be returning to college. The Board then discussed the concept of raising the fees for guests at the pool. The previous fees have been \$5 for a single, one-time guest visit or \$35 for a guest pass of 15 punches (15 guests). Accepting a recommendation from the Pool Committee, the Board voted unanimously to make single, one-time guest visits cost \$5 on weekdays, but \$10 on weekends and to raise the cost of the 15 punch guest pass to \$50 with just a single punch for weekend guests. The Board discussed whether to allow use of the Pool area for a ticketed event open to all HM residents but on a first come first served basis for late afternoon and evening and decided against doing so. Such an event could be held after the Pool season while weather is still nice and furniture is still out (i.e. mid to late September).

In other business the Board:

1. Heard from Boyd the Document Review Committee will be looking at policies and by laws for the Pool, HMSG, Community Center, and the Dog Exercise Area;
2. Reviewed a suggestion for amending the proposed Pet Rules for the Hershey's Mill HOA (MA) which are proposed to be added to Bylaws by vote at the July 1st meeting, but decided to only add a note to #7 regarding proper disposal of dog waste;
3. Learned there has been no response yet from Sunoco to the submission of revised plans for grading adjacent to the Quaker Village site;
4. Received an update on Franklin's consideration of the desired final segment of walking trail loop in their area;
5. Reviewed the status of trash contract discussions and insurance renewal efforts; and
6. Reviewed the monthly reports for Security department and Finance Committee.

The meeting adjourned at 4:45 pm.

Respectfully Submitted
Ed McFalls