

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
May 6, 2021

Attendees: K. Leighton (A); B. Mangos (B); K. Fleming (C); Carlo Silvestri (D); D. O'Leary (E); J. Keeley (F); K. Grentz (G); R. Rasmussen (H/L/N); B. Mackleer (I); K. Morton (J); T. Cassidy (K); M.E. Pernice (M); B. Milano (O); D. Sizelove (P); J. Andrews (Q); J. Hlis (R); M. Gross (S); John Barsottini (T); D. Thompson (U); D. Wright (V); S. Stojowski (W); G. Earle (Y); B. Bronner (Z); and E. McFalls.

The President Karl Grentz called the meeting to order at 3:00 pm.
The minutes of the April 1, 2021 Master Association meeting were approved as submitted.

George Earle reported on the status of planning for the proposed expansion of the Community Center. The most recent plans and an outline of specs were sent to four contractors for estimates. One or two did not put much effort into the exercise. The firm with the most effort produced an estimate of \$2M including the solar panels and geo-thermal HVAC systems. Projects Committee will review figures in detail – especially those associated with the parking lot expansion. Architect can provide renderings for sharing with community to assist with understanding the proposed expansion. The short term goal will be to gain authorization to proceed with the Architect's design development phase or preparing plans. George commented that if we give the go ahead for design development in June, the Architect can work through the summer with the possibility of going to bid in the fall for a construction start next year.

Karl again reiterated that the Master Association was continuing to follow CDC and Governor Wolf guidelines, but since the Board meeting last week, the Governor announced all COVID mitigation efforts except for the wearing of masks would be lifted on May 31st. However, because HM has not yet been successful in hiring additional certified lifeguards, the Pool will remain designated for residents only with no guests or grandchildren unless and until the manager is able to find and hire such certified lifeguards. Non-fully vaccinated persons should take it upon themselves to wear a mask.

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, but more feedback is being offered. Bocce grooming was accomplished on March 26 with satisfactory results. The turf tennis courts were groomed on April 22 and 23. HMSG folks feel there is good improvement in the courts. Several steel supported, accordion-like folding vinyl shade structures have been purchased and are being assembled for placement.

Karl reported the scheduling program Skedda is being 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 suggesting they hope to launch on or about July 1st.

Ed reported on the status of the review process of stormwater issues impacting Springton and Devonshire. The surveyors were out this past week taking measurements and grades for design purposes. The design and review process will likely take a couple of months.

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 has finally agreed to allow a two feet high berm across their easement, however Sunoco is now taking a harder line on any changes to the grades they have established. Any 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 reported that the GHSA effort at the treatment cells was getting underway this week. Diffusers and other equipment are being delivered and assembled. Cell #1 is being de-watered with sludge removal to follow and then the new diffusers will be installed. Don Thompson reiterated this was a comprehensive approach with no shortcuts and further improvements were likely in new blowers and variable speed-controlled motors to enhance to provision of air to the cells.

Karl then spoke to the proposed dog exercise area which has recently been staked and taped off in the area across from the Sullivan House and behind the 13th tee. Karl had contacted all voting members and reported there are 17 in favor and 6 opposed. 3 of those in favor would prefer another location. An initial vote was taken with 14 in support to wait until July 1st meeting to decide and explore alternative locations. After more discussion, a motion was made and seconded to support the plan to have a dog exercise area, but to give a committee of volunteers working with Kim Morton until the July 1st meeting to name a location. If a better location cannot be identified, then the existing one marked out across from the Sullivan House will be developed as the dog exercise area. 19 voted in favor of this motion.

New Business: Ed provided an update to Aqua's plans for replacing water mains in portions of Hershey's Mill in 2022. The effort has been reduced from what was discussed last month. The plan now is to begin water main replacement along Chandler beyond Ashton but now skipping the effort into Inverness, but proceeding down Chandler alongside Brighton, tying in existing Merrifield to the new Mains, but replacing the lines in Chatham and Devonshire, then continuing the main replacement along Chandler until past HMGC.

The Candidate Information Form ("CIF") for the BOD election has been updated for this year and was in the packet. Any village president wishing to run for the Board needs to submit their CIF to Ed McFalls by May 28th for inclusion in the packet for the June 3rd meeting. An election process was described.

Karl reported that Mark Gross was stepping down as President of Springton Village Council and was thanked for his service on the Master Association.

Ron Rasmussen then reviewed his request to the Master Association which had been forwarded out separately to the members requesting that Hershey's Mill Golf Club be asked to conduct an evaluation of its trees located in close-proximity to villages for health and root structure since a tree along Hole #7 had fallen into a garage in Newbury Village. After discussion, on motion made and seconded the members voted to authorize such a letter.

Karl discussed without detail a couple of dog walking incidents both in a village and along walking trails. He suggested it might be advantageous for the Master Association to adopt a centralized set of rules on pets and encourage village councils to adopt the same rules and regulations.

Barb Mangos asked the members for advice on how a village council should address any situation where a person under the age of 18 might be living in a village for more than the permitted aggregate of ninety days per year. Several members who had or were dealing with the situation offered some such advice.

There being no additional business the meeting was adjourned at 4:25 pm. The next meeting will be conducted on Thursday, June 3, 2021 at 3:00 PM – and by common consent as an in-person meeting in the Community Center.

Respectfully submitted,
Ed McFalls
Secretary Pro Tem