

Hershey's Mill Homeowners Association

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DRAFT – FINAL MA APPROVAL PENDING

Minutes of the Monthly Master Association Meeting

Ardmore Room of the Community Center

June 3, 2021

Attendees: K. Leighton (A); J. Myatt (B); K. Fleming (C); (D); D. O'Leary (E); Dom Aleardi (F); K. Grentz (G); R. Rasmussen (H/L/N); B. Mackleer (I); K. Morton – via speakerphone (J); T. Cassidy (K); M.E. Pernice (M); B. Milano (O); D. Sizelove (P); R. Kane (Q); J. Hlis (R); Jack Nilon (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, welcomed everyone back to first in-person meeting in 16 months. The minutes of the May 6, 2021 Master Association meeting were approved as submitted.

In as much as we had a number of new presidents/members attending for the first time, Karl asked everyone to go around the table and introduce themselves including something about what they did in their career. Karl thanked Dennis O'Leary for his service as president of Eaton and all his contributions on the Master Association Board of Directors.

George Earle reported on the status of planning for the proposed expansion of the Community Center. Included in the meeting packet were an Introduction to the project, Outline Specification, current Lister plans and a plan for the parking lot expansion. George commented that if we give the go ahead for design development now, the Architect can work through the summer with the possibility of going to bid in September for a possible construction start next year. Ron Rasmussen asked how long solar panels might last? George replied they would likely last about 25 years.

Bob Bronner reported on the funding of amenities. When changes were contemplated to the Community Center in 2009, a \$7.50 Vision Quest fund was initiated to help pay for amenity improvements. Beginning July, 2014, the MA instituted a Capital Improvement Fee on all re-sales. This has generated over \$2,000,000 from 834 resales since its inception. A third source is contingent reserve which is excess funds at end of any given year.

Motion was made and seconded to move forward with the balance of Architectural effort for the expansion of the Community Center based upon the Plans and Outline Specification included in the 6/3/21 Meeting Packet and in accordance with John Lister's proposal to the Hershey's Mill Homeowners Association providing for this remaining segment of effort to be about \$85,000.

Don Thompson thanked George for his efforts in putting all the planning material together. He then asked Bob Bronner about the ability of the MA to pay the borrowing costs on a larger project. Both

Bob and George felt the budget numbers are conservative and hope the final borrowing after value engineering the project and use of monies on hand should remain close the original projections. The motion to proceed with the remaining architectural services was then passed unanimously by the members.

Karl commented on the lifting of all capacity restrictions by Governor Wolf on Memorial Day. If people want to wear a mask, they are welcome to do so, and unvaccinated persons should wear a mask when out and about. The Pool is the only amenity facility where we cannot accommodate guests due to the inability to locate and hire certified lifeguards.

Ed McFalls reported the engineer was working with surveyor data on developing plans for stormwater management of two areas of Devonshire and for either side of the 3rd hole to improve the situation along the northern boundary of Springton.

Bob Bronner reported the MA Finance Committee and Board voted to share the cost of replacing the Wood Shop's lathe which is probably its most used piece of machinery.

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.

Ed then reported the plans for some additional improvement to the berm protecting Quaker Village from Boot Road have been submitted to Sunoco in hopes they will agree to submit them for the required regulatory relief as EGT, Chester County and PA DEP must all approve any change in grades from what existed prior to Sunoco involvement. No word yet from Sunoco.

Old Business: Ed reported that the GHSA effort to install new ADS diffusers in the treatment cells was complete. The Board's consultant is also studying possible replacement of larger blowers and motors to furnish more air. Results are encouraging. New diffusers for the Winter Storage Lagoon by Jefferson are due soon.

Karl then spoke to the proposed dog exercise area between the 9th hole pond and the Ridley Creek. This relatively remote area has been favored by many. A motion was made and seconded as follows: Inasmuch as the Committee named to search for an alternate location has in fact identified a much favored location between the pond and the Ridley Creek left of the 9th fairway, the MA authorizes the Board to move forward with assistance from a Dog Exercise Area Committee to be named to finalize a layout, choose a variety of fence, order the installation and provide 3 parking spaces off Chandler Drive. Motion passed. Karl advised that Kim Morton was appointed chair of the Dog Exercise Area Committee. George Earle suggested the use of vinyl coated chain link fence which will be taken under advisement.

Reporting for the Nominating Committee, it was noted that only three (3) Candidate Information Forms had been submitted for the three (3) positions up for election this year, so therefore Bob Bronner, George Earle and John Andrews were elected by acclamation by the members.

Under New Business a proposed set of Pet Rules for the HM HOA had been included in the packet along with the stated required 20-day notice that such rules will be considered and voted upon for addition to the HM HOA Bylaws at the MA's July 1st meeting. Members made suggestions to add

language to bullet #4 of the Rules to prohibit caging or chaining pets on decks or the utilization of electric fences.

There being no additional business the meeting was adjourned at 4:10 pm. The next meeting will be conducted on Thursday, July 1, 2021 at 3:00 PM in the Ardmore Room of the Community Center.

Respectfully submitted,
Ed McFalls
Secretary Pro Tem