

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
August 19, 2021

The Board of Directors conducted its regularly scheduled meeting in the Admin Conference Room in the shopping center on Thursday, August 19, 2021 beginning at 11:00 AM. Attending in person were Board members John Andrews, Bob Bronner, Karl Grentz and Boyd Mackleer while George Earle participated via speaker phone. Also present was Managing Agent Ed McFalls. The meeting was called to order at 11:00 AM by the President, Karl Grentz.

The Board discussed the on-going surge in the Delta Variant to COVID-19 and the fact that Chester County had recently moved from Moderate to Substantial transmission with the resulting CDC recommendation that persons in indoor public spaces are recommended to wear a mask. The Board agreed to follow the CDC's recommendation and urge residents to wear masks when in Hershey's Mill HOA facilities.

The group then reviewed the pricing submitted by Southwest Green after Chris Weir's visit in July. The final tally for the bocce, shuffleboard and horseshoes is about \$116,000. This does not include the proposed pavilion, shade at each game, the firepit or drainage – some of which can be added separately after the game venues are completed. The search continues for a power broom to allow for periodic mechanical grooming of the tennis courts. The HMSG leadership will be changing as of August 31st and the group will now be known as the H.M. Sports Committee. The Pig / Chicken Roast sold out in 26 hours.

Proposals have been received from three trash and recycling haulers – A.J. Blosenski, J.P. Mascaro and Republic Services. A.J. Blosenski's bid of \$20 per house per month for the first year, then \$20.50 and \$21.00 for years two and three was the best proposal submitted. The Board will recommend all villages enter into contracts with A.J. Blosenski beginning service on January 1, 2022. Village insurance renewal figures have been shared through the managing agents. The average increase across all villages is 4.14% and the Insurance Committee believes this is a very favorable renewal in this environment.

The Finance Committee met with the various amenity chairs over two Monday afternoons in July. Agreed upon requests will be incorporated into the 2022 draft budget or in Vision Quest projections. The Board reviewed the proposed Easement Agreement language for the proposed Franklin portion of the walking trail. The Board will call for a Zoom meeting to hopefully have this approved so the effort can be initiated. Assumptions and known factors about the 2022 budget were discussed and Ed will have a first draft for the Finance Committee's review.

George reported John Lister is working on the plans for the Community Center expansion. Mike Trio had submitted a proposal from Sound Control Solutions for sound attenuating baffles for Wooldridge Hall in the Community Center. George commented that this was a start but that there is a lot of detail to work through before agreeing on a final approach.

In other business the Board:

1. Reviewed a draft of HM Technology Committee bylaws;
2. Discussed the status of conversations with Verizon seeking to reduce planned January increase in FIOS cost;
3. Discussed issues associated with the swimming pool including taking the issue of the diving board to the full MA group after the Pool Committee's season wrap up meeting;
4. Received update on Dan Daley's coordination of obtaining Township, CC Conservation District and DEP approvals for regrading of the restoration area for the drill site adjacent to Quaker Village;
5. Authorized the acquisition of 4 new benches to go along with 2 for Jefferson and 1 for Merrifield;
6. Authorized the acquisition of 2 new radar speed detection signs for about \$3,000 each and planned to order 2 more next year;
7. Received an update on Dan Daley's planning efforts on stormwater issues at Troon, Springton and Devonshire villages;
8. Reviewed alternate location for Dog Exercise Area to avoid issues with Texas Eastern Pipelines;
9. Discussed speed awareness issues near Jefferson Village;
10. Approved resurfacing a 105' stretch of walking trail near Merrifield at the same time of repairing the parking spot disturbed at the time of installing new drains behind Merrifield;
11. Discussed potential for advertising revenue on the pending new HM HOA website; and
12. Reviewed the monthly reports for the Security department and Bus (the meeting happening too early for a Finance Committee Report).

The meeting adjourned at 2:45 PM.

Respectfully Submitted
Ed McFalls