

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

July 1, 2021

Attendees: Kirk Leighton (A); Kate Lindsay (B); Karin Fleming (C); Sharon Rehwald (D); Gary Habbersett (E); Dom Aleardi (F); Karl Grentz (G); Ron Rasmussen (H/L/N); Boyd Mackleer (I); Kim Morton – via speakerphone (J); Tom Cassidy (K); (M); Bob Milano (O); Doug Sizelove (P); John Andrews (Q); John Hlis (R); Jack Nilon (S); Dick Haracz (T); Kevin O'Brien (U); Dick Wright (V); John Wilson (W); George Earle – via speakerphone (Y); (Z); and Ed McFalls.

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

Karl asked each participant to introduce themselves and note village affiliation.

Karl addressed the ending of all state mandated restrictions related to COVID-19 with the exception of unvaccinated persons who are still required to wear masks.

The members then discussed the revised proposed Pet Rules which had been introduced at the June meeting and which had subsequently been slightly amended. A question of clarification was raised on licenses – they are Chester County – not HM. There were several other minor questions and answers. A motion was made and seconded to add the Pet Rules to the HM HOA Bylaws. The motion carried. Kim Morton asked for volunteers to assist with planning the fence for the dog exercise area and Karin Fleming, Boyd Mackleer and Doug Sizelove volunteered.

Karl discussed a couple of matters relating to the Sports Group. The final Tom Comitta plan had been included in the packet for all to review. Three Board members, John DeVol from the HMSG and Ed McFalls met yesterday with Chris Weir of Southwest Green to review the final plan on site and layout the dimensions so Southwest Green can provide a final proposal. Ed McFalls has had a discussion with Mark Gordon at East Goshen about the level of detail needed to obtain Township approval for these improvements. The Township will be mostly interested in details regarding the stormwater management.

Since Bob Bronner could not be present, Ed McFalls discussed the Finance Committee's plan to meet with amenity chairs later in July to discuss budget or capital needs for 2022. **He then related that Bob had intended to provide everyone with a heads up that a number of expense line items were very likely to see increases higher than we have been accustomed to in recent years. The 12 month increase in the Consumer Price Index for the Philadelphia area was 3.2% as of April (subsequently adjusted to 3.5%). Verizon will have the right to increase our cable, phone and internet costs by up to 5% on January 1st, preliminary conversations with the insurance broker**

for the village policies indicate we may see increases of 5%-8%, Green Hill Sewer Association has embarked on major improvements to its treatment systems and will need to replenish its reserves and with our 5 year trash/recycling contract expiring at year end, it is anticipated this too could go up significantly.

Karl then commented on Technology issues. Skedda is being used for all HMSG venues, Zoom meetings and will be used for the dog exercise area as well. Those wishing to schedule rooms in the CC, Sullivan House or Rec Center are asked to do so through the CC volunteers. The new hersheysmill55plus website should launch sometime in July.

George Earle reported he had received mostly favorable comments on the latest sketches. Architect John Lister was now organizing his effort to begin formalizing plans that will hopefully be sufficiently completed to allow bidding on the project this September. George will ask John to produce 3 sets of story boards – one for the CC, one for the Cove and one for the Golf Club – which will help to promote the proposed expansion project among the residents.

John Andrews then reported on the plans for finally being able to open the Pool to guests including children all day on July 4th and 5th with children then restricted to the hours of 12:00 noon to 5:00 PM daily from July 6 through August 15th. Thereafter, staffing issues with most guards returning to schools will likely force us to return to residents only through Labor Day. John explained that single use guest fees would be \$5 on weekdays and \$10 on weekends while Guest Passes can be purchased for \$50 for 15 punches with 1 punch used up for each guest visit on all days. There is no expiration date on guest passes with older passes "grandfathered in" until all punches have been used.

Ed then reported the plans for some additional improvement to the berm protecting Quaker Village from Boot Road have been agreed to by Sunoco, but they now must be submitted 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. Engineer Dan Daley is now working to accomplish Sunoco's submission for that relief. In the meantime, Sunoco will require a sign off of concurrence from the MA, Quaker village and affected residents.

Old Business: Ed reported the GHSA replacement diffusers in the treatment cells were showing good results. GHSA had also accomplished the installation of new diffusers in the Winter Storage Lagoon in June and a third anti-algae treatment was being administered this week. Results this season appear promising.

New Business: A member asked Ed if a new mailbox for member payments could replace the worn one at the Golf Club. Ed said it could be done. A question was raised about the use of drones at HM. As a drone owner and one who had taken aerial pictures for the MA and GHSA, he commented on the restricted flight rules related to our proximity to the airport. The MA Board will also discuss the subject. A question was raised about individual residents asking their village councils to direct their landscape maintenance companies to not perform treatments on beds and lawn near their house. Ed cautioned against council's allowing this practice because the landscaped areas are Common Area belonging to the village association and not the individual home owner. One of the goals in community living is a good, uniform appearance across the community. Its why one person can't paint their house pink while everyone else's is beige. Bob Milano asked presidents to make a request that residents please not dump any wood at the Wood Shop.

There being no additional business the meeting was adjourned at 3:55 PM. The next meeting will be conducted on Thursday, September 9, 2021 at 3:00 PM in the Ardmore Room of the Community Center.

Respectfully submitted,
Ed McFalls
Secretary Pro Tem

PS: After the Master Association meeting was over, the Board of Directors of the Hershey's Mill Homeowners Association held a meeting for the purpose of electing officers for the ensuing year. Present were all Board members John Andrews, Bob Bronner, George Earle (via speakerphone), Karl Grentz and Boyd Mackleer.

Managing Agent Ed McFalls chaired the session and requested a motion on the election of officers. A motion was then made and seconded to elect the following slate of officers to serve until the next Annual Meeting in July, 2022:

Karl Grentz	-	President
Boyd Mackleer	-	1 st Vice President
John Andrews	-	2 nd Vice President
Bob Bronner	-	Treasurer
George Earle	-	Secretary

The Motion carried unanimously.

The Board held some brief conversations about general issues before the MA this season.

There being no other business, the meeting was adjourned at 4:30 PM.

Ed McFalls