

Hershey's Mill Homeowners Association

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DRAFT – FINAL MA APPROVAL PENDING

Minutes of the Monthly Master Association Meeting

Via Zoom

September 9, 2021

Attendees: Kirk Leighton (A); John Myatt (B); Karin Fleming (C); Sharon Rehwald (D); Gary Habbersett (E); Dom Aleari (F); Karl Greutz (G); Ron Rasmussen (H/L/N); Boyd Mackleer (I); Kim Morton (J); Tom Cassidy (K); Linda Lowe (M); Jim Burnham (O); Doug Sizelove (P); John Andrews (Q); John Hlis (R); Paul Dentone (S); John Barsottini(T); Don Thompson (U); Dick Wright (V); Steve Stojowski (W); George Earle (Y); Bob Bronner (Z); and Ed McFalls.

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

Karl reported since Chester County was now in the High transmission zone and trending upward each of the last four (4) weeks, all persons are urged to wear masks when indoors at an HM HOA facility. We are following CDC guidelines rather than Harrisburg at this point.

Karl then asked Ed to report on MA actions in response to the 4.55" of rain the night of August 19th and the 9.67" of rain on September 1st as the remnants of IDA moved through our area. The MA has engaged Dan Daley of E.B. Walsh Associates, Inc. of Exton to investigate the issues that led to some houses experiencing flooding and what possible improvements might be made to minimize the potential of such flooding in the future. Ed reported on a walking tour with Mr. Daley on August 31st in response to the August 19th storm and in advance of the Sept. 1st storm. Dan returned on Sept. 2nd to review plans of HM as well as photos from Sept. 1st to assess what areas should be studied for possible improvements that might prove effective in reducing the danger of flooding in impacted areas. A member asked where will responsibilities lie? This is yet to be determined. Karl assured members that the Board will look at all possibilities to improve the situation in areas prone to flooding. He asked Tom Cassidy to have all village landscape chairs and residents report any areas they observe to have clogged drainage facilities so HMLD can then address. Members discussed various parameters that were being encountered by those seeking to obtain flood insurance through FEMA or other agencies.

Ed then reviewed the three (3) proposals received for trash and recycling services. Of the bids received from the incumbent Republic Services, a former provider J.P. Mascaro and another firm A.J. Blosenski, the Blosenski proposal was the most economical at \$20 per house per month for 2022. Their proposal has a 50 cent increase in each of two (2) subsequent years. At \$20/hs/mon there is an increase of \$3.40/hs/mon over the expiring agreement cost. On motion made and seconded, the members voted unanimously to accept the proposal from A.J. Blosenski.

Ed introduced the subject of the village insurance renewal proposal from CAU through Assured Partners agency. The Insurance Committee worked with Kevin Snakard of Assured Partners to hold the increases to the villages under 5%. John Myatt, the chair of the MA's Insurance Committee related how valuable the coverage from CAU is with its guaranteed replacement cost endorsement. He commented on significant increases in insurance renewals generally, the increase in replacement costs due to COVID price spikes and the value of our long term relationship with CAU through Assured Partners. Village agents will advise Kevin Snakard of intent to accept renewals.

Bob Bronner then addressed the proposal from Southwest Greens to redevelop the grass games area with new bocce, shuffleboard and horse shoe facilities at a cost of about \$117,000. He provided a thorough explanation of the planned improvements explaining how the entire site needs to be re-graded in order to provide for level playing surfaces. Bocce and shuffleboard will involve concrete base structure with bocce having an artificial turf playing surface and shuffleboard will have a tile playing surface.

Additional bids will be sought for the other planned improvements of shade structures, a pavilion, possible fire pit, drainage improvement and possible new restrooms. After some discussion and answering of questions, the MA voted to approve the proposal from Southwest Greens.

Bob then went on to discuss the Finance Committee's efforts in preparing a 2022 budget for the Master Association. Bob reviewed each area of the budget for which a change – mostly increases – were being reviewed. A few line items are impacted by Consumer Price Index increases like Landscape and Management. Through July the national increase is 5.2%, but these areas are based upon the August figure for the Philadelphia region which will be published Sept. 15th. The big unknown is whether Verizon – which is entitled to a 5% increase in its monthly rate come January 1st – will insist on this increase, or agree to something less. The current draft budget contemplates an increase of between \$11 and \$12 per house per month.

George Earle then spoke to the on-going development of plans for the anticipated CC expansion. There has been an interesting study of a porte cochere for the lower entrance. It cannot be too large because of the possible impact on Westbrook garages. He is still studying using geo-thermal for the HVAC system for the operational savings, and also still reviewing the use of solar panels. He is still hoping to have some preliminary cost estimates for review in November.

On pipelines, Ed indicated Dan Daley is coordinating getting approvals from Township, CC Conservation District and DEP for the revised grading for the wall and fence area behind the Rite Aid and adjacent to Quaker Village. It appears an approval of our desired plans may be forthcoming.

Old Business: Ed reported the GHSA replacement diffusers in the treatment cells were providing higher dissolved oxygen levels. New diffusers and algae treatments have been keeping the Winter Storage Lagoon clear and odor free this summer. Karl Greutz commented that there is a lot going on through the Technology Committee to keep HM fresh and up to date in the marketplace including initiatives moving toward smart homes. The Dog Exercise Area (DEA) was discussed since it became necessary to move off the pipeline easement so the area was moved closer to Chandler and eastward toward the walking bridge over the west branch of the Ridley Creek. Doug Sizelove raised some concern about the parking arrangement for the DEA which is still under advisement.

New Business: Linda Lowe raised a concern about a stretch of walking path near Merrifield Village and Ed indicated the Board had approved a re-paving of a 100' stretch in that vicinity. Gary Habbersett raised a concern about water from Mill Road impacting nearby homes in Eaton and Ed suggested they get together to look at this.

There being no additional business the meeting was adjourned at 4:30 PM. The next meeting will be conducted on Thursday, October 7, 2021 at 3:00 PM either via Zoom or in the Ardmore Room of the Community Center if the COVID surge has sufficiently ebbed.

Respectfully submitted,
Ed McFalls
Secretary Pro Tem