

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
September 30, 2021

The Board of Directors conducted its regularly scheduled meeting in the Ardmore Room of the Community Center on Thursday, September 30, 2021 beginning at 2:00 PM. Attending were Board members John Andrews, Bob Bronner, George Earle, Karl Greutz and Boyd Mackleer. Also present was Managing Agent Ed McFalls. The meeting was called to order at 2:00 PM by the President, Karl Greutz.

The Board opened with a long discussion about the stormwater issues that have plagued certain portions of the community. Excessively heavy rains in August and early September overwhelmed almost every stormwater management facility in Hershey's Mill (and in the region generally) which are all professionally designed to manage the 100 year storm event. Dan Daley of E.B. Walsh continues to work with Ed to identify possible locations and improvements that may detain water closer to the original sources thereby reducing pressure on the downstream facilities that have not been able to manage the excessive flows created by overwhelming levels of rainfall. The Board wants to understand the scope of possible improvements, how such improvements would have changed the experience of September 1st and what responsibility the MA has to address what might be called "acts of God."

Discussions continue with Southwest Green for the planned improvements for the recreational sports facilities. Because Dan Daley's attention has had to be re-directed to the stormwater issues impacting the villages, he has been delayed in accomplishing the design of drainage improvements which will need to be approved in conjunction with the additional impervious coverage of the new sports facilities. The new power broom has been used partially to mitigate the impacts from the September 1st flooding of Tennis Courts 1 & 2, but each rain brings residual mud to the surface.

George reported on John Lister's continuing work on the plans for the expansion of the Community Center. He held a meeting with Lister and Brandywine Valley HVAC to discuss a possible design/build arrangement for geo-thermal HVAC systems for the expanded portion of the facility. He is hopeful that plans might be finished some time next month so he can then obtain better cost estimates for the MA's consideration. It is understood this possible expansion may be on hold pending the completion of the stormwater studies and consideration by the MA of possible improvements and their impact.

On Technology, Karl remains hopeful the Board can test equipment for hybrid Zoom meetings where some might be in-person while others can effectively engage via Zoom. A draft of Rules and Regs for Drone operation in Hershey's Mill was referred to the Document Review Committee for its consideration and recommendation.

Ed reported Dan Daley has submitted everything required for PA DEP's consideration of our request to have Sunoco accomplish some additional grading on their former drill site on HM land adjacent to Quaker. DEP has acknowledged having all they need, but will not give any indication of when we might receive their Yes or No answer. Sunoco advises they have all the materials warehoused for the wall and fence once a final answer is received. Ed also reported on his walk through with Franklin Village reps regarding the layout of

the new extension of the walking trail across the village boundary. In the course of the review, it was decided the trail should go behind the Franklin Village sign wall as is done on the Kennett Village side so walkers will not be in the road as much. It is felt that a crosswalk over Mill Road just south of the intersection of Mill and Chandler should be painted on a new raised speed awareness hump to improve safety.

In other business the Board:

1. Discussed the pending Pool Committee season wrap up meeting;
2. Authorized the signing of a Memorandum of Understanding for the Nature Committee's Pollinator Garden Team to have discussions with East Goshen Township about a possible nature boardwalk near the Gardens;
3. Learned the benches ordered back in August will not be delivered until mid-December due to COVID supply chain implications;
4. Learned Ed has been trying to obtain the trash contracts from Blosenski for next year, but so far they have not been forthcoming and Blosenski just asked for a meeting for Friday to have a tour of the various applications for pick up;
5. Reviewed an article on proposed PA legislation governing HOA elections and an opposition position paper from CAI's Legislative Action Committee; and
6. Reviewed the monthly reports for the Security department, financial statement and Bus Activity.

The meeting adjourned at 4:20 PM.

Respectfully Submitted
Ed McFalls