

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
October 28, 2021

The Board of Directors conducted its regularly scheduled meeting in the Administration Conference Room in the shopping center on Thursday, October 28, 2021 beginning at 2:00 PM. Attending were Board members John Andrews, Karl Greutz and Boyd Mackleer. George Earle joined the meeting later in progress. Absent and excused was Bob Bronner. Also present was Managing Agent Ed McFalls. The meeting was called to order at 2:00 PM by the President, Karl Greutz.

Karl reported on the successful test in the last half hour of the Polycom Hybrid Zoom meeting equipment designed to allow a group meeting in-person to interact via Zoom with any number of persons joining remotely and vis versa.

The Board spent a significant portion of the meeting talking about the stormwater issues that have impacted various portions of Hershey's Mill during excessive rain events in August and September of this past summer. Our civil engineer Dan Daley of E.B. Walsh continues to work with Ed and representatives of Berg Construction to inspect and study those areas impacted, and then to move "upstream" or "uphill" from impacted areas to try to identify places where stormwater might be detained, or slowed from reaching the lower areas that have experienced flooding. Some areas have been identified that would help certain locations, but areas have not been identified for other locations. We are keeping at it. Once this process is complete, the engineer and contractor will begin to project estimated costs that will then allow the Board and the MA to assign priorities based upon projects that:

1. Alleviate flooding of living levels of homes
2. Contribute to safety by reducing the risks of overtopped roads
3. Reduce impacts on basements and crawlspaces
4. Avoid the disturbing aesthetic of surface water rushing by residents homes.

This stormwater management study is a major priority for the Board, but it is time consuming and simply cannot be accomplished properly in a relatively short period of time.

The Board then discussed some MA Committee matters.

1. HM Sports Committee – the tennis courts have been powered broomed again and anti-mildew product was spread on Monday just ahead of Tuesday's rain – good timing.
2. Finance Committee – it was reported that the managing agent has received 92 CIF checks year to date (about the end of September) so the Finance Committee is confident such should reach beyond 100 by year's end. The Board also endorsed the FC's recommendation that the customary exterior holiday decorating at gates, the wall at Green Hill and Boot Roads, the CC, etc. be accomplished again this year.
3. George Earle reported for the Projects Committee that the plans for the expansion of the CC continue toward completion. He continues to pursue an independent HVAC design through Brandywine Valley Heating and Air. The structural design for a retaining wall for the expansion of the lower

parking lot continues. Separately, consideration is being given to acoustic improvements for the Wooldridge Hall and possibly adding a set of double sliding doors out to the patio. The bidding environment is so upside down during the period of COVID induced supply chain issues that we may be better off waiting until conditions settle toward normalcy.

4. Technology – the new 55plus marketing website has launched and various reviews so far have been positive. Some tweaking is anticipated.
5. The Pool Committee held its season wrap-up meeting in October and reviewed season experiences and updated draft of bylaws for committee operation. The issue of whether to replace the diving board at the pool will be taken before the full MA with a recommendation from the Committee that it not be replaced.
6. The Document Review Committee continues its work and expects to finalize the Pool and HMSG bylaws in November. Security, Finance and Library will be addressed in December. At the January MA meeting, it is anticipated some minor clean up amendments will be offered for the HM HOA Bylaws.

Under Old Business, the Board discussed Sunoco's advice they are ready to begin regrading the drill site adjacent to Quaker and then plan to build the wall and fence. A number of questions have been submitted to their reps regarding schedule, landscaping and our desire for sod rather than seed. No answers yet. The Franklin area extension of the walking trail was paved today. Plant material is being delivered and installation should begin next week. A.J. Blosenski advises they are preparing the trash contracts for the period 2022 – 2024. The Board was not interested in adding any drainage to the Dog Exercise Area at this time.

The meeting adjourned at 4:55 PM.

Respectfully Submitted
Ed McFalls

service, they came back with a higher proposal, but then offered a middle ground compromise. After discussion, the members voted to accept the revised proposal of \$21.00/house/month for 2022.

On Committee updates: The HMSG facility improvements plans are delayed until spring because whatever stormwater management engineering attention we can garner is being dedicated to impacted villages rather than the sports facilities.

MA Treasurer Bob Bronner then reviewed several documents which had been included in the packet: a one page MA Budget Summary which is a good comparison of 2022 vs. 2021; the draft 2022 line item budget with comparison to 2021 budget and recent years of actual history; and a summary of capital expenditures since 2014 including those from regular reserves, those from Vision Quest and those from the Capital Improvement Fees. After some questions, answers and general discussion, on motion made and seconded, the MA members voted unanimously to approve the draft 2022 as presented and adopt the proposed assessment of \$199.47/house/month for 2022. The CIF for 2022 will increase to \$2,299.92 being 12 times 2021's monthly assessment of 191.66.

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. The committee has a price for exercise equipment, and we're waiting on a structural engineer's design on a retaining wall to allow bidding for the parking lot expansion. He has lined up 4 qualified construction firms to provide bids for the work and hopes to have some preliminary figures in November. It was expressed and understood at the meeting that possible stormwater improvements will have precedence over the initiation of the CC expansion project.

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: Status of the Dog Exercise Area was raised. The fence company is scheduled to begin in the next couple of weeks. The Board decided a parallel parking arrangement would be better than straight pull in parking.

New Business: Karl raised the idea of renewing our annual tradition of having those willing participate in a holiday luncheon at HMGC. Ed will coordinate with the club manager to set a date and furnish menu selections.

There being no additional business the meeting was adjourned at 4:35 PM. The next meeting will be conducted on Thursday, November 4, 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

Proposed Amendments to the HM HOA bylaws from the Document Review Committee – 11-4-21

This document serves as the required 20 days written notice of the intent to amend the HM HOA bylaws by renaming one committee, adding two additional Standing Committees and altering defined responsibilities of two others. These amendments will be voted on at the January MA meeting.

Section 9. Standing Committees. The Master Homeowners Association shall operate with the following standing committees:

“Racquet Committee” shall be replaced with “Sports Committee”

Two additional committees to be added as Standing Committees:

Technology Committee: The Technology Committee is charged with looking forward to the future, determining and suggesting appropriate integrations of technologies, as available, to maintain and keep Hershey’s Mill on the leading edge of Active 55+ Communities.

Nature Group Committee: The Nature Committee shall promote and enhance the natural features within the common areas of the Hershey’s Mill Master Association. The Committee shall also provide for cooperation, communication, and education of the community by encouraging resident involvement in activities to appreciate and enhance the natural life of Hershey’s Mill.

All committees shall have a minimum of five (5) members.

e. Community Center Committee. The Community Center Committee shall oversee the usage and maintenance of the interior and exterior of Hershey’s Mill Community Center and Cove and perform any other duties or functions assigned to the it by the Board

j. Pool Committee. The Pool Committee shall oversee activities of the pool, and perform any duties or functions assigned to it by the Board. The Pool Committee may give input on the operations, maintenance, staffing and safety activities of the pool. If the manager of the pool is a homeowner, he or she shall be eligible to serve on the Pool Committee. If the manager of the pool is not a homeowner, then the manager of the pool may serve as a non-voting member to the Pool Committee.

k. Sports Committee. The Sports Committee shall oversee the usage and maintenance of the tennis, platform tennis, pickleball, shuffleboard courts, bocce courts, horseshoes, pool/billiards, bowling and such other sports groups as agreed, and perform any other duties or functions related to these sports as assigned to it by the Board.