

Hershey's Mill Homeowners Association

1389 East Boot Road * West Chester, Pennsylvania 19380 – 5988

(610) 436-8900 Telephone

(610) 436-5162 Facsimile

DRAFT – FINAL MA APPROVAL PENDING
Minutes of the Monthly Master Association Meeting
Via Zoom
October 7, 2021

Attendees: Kirk Leighton (A); John Myatt (B); Bill Judkins (C); Sharon Rehwald (D); Gary Habbersett (E); Dom Aleardi (F); Karl Grentz (G); Frank Wiley (H/L/N); Boyd Mackleer (I); Steve Friedrich (J); Tom Cassidy (K); Don Yonkunas (M); Bob Milano (O); Doug Sizelove (P); John Andrews (Q); John Hlis (R); Jack Nilon (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 Grentz called the meeting to order at 3:00 pm. The minutes of the September 9, 2021 Master Association meeting were approved as submitted.

Karl reported since Chester County continues in the High transmission zone 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. The MA will be testing equipment for hybrid Zoom meetings in the near future that might create some flexibility.

Karl then asked Ed to report on MA actions with respect to the stormwater management concerns that arose from this past summer's two flooding rains. Ed reported on a recent meeting he and Director of Grounds Jerred Golden had with Dan Daley and reps from Berg Construction – the company that installed the underground stormwater storage on Hole #15 for the extension of the walking trails around the eastern side of Hershey's Mill. After reviewing aerial imagery and plot plans at Ed's office, the group headed out for a tour of the stormwater management facilities and discussions about possible improvements and/or expansions. It was encouraging to Ed that the Berg reps felt some effective surface improvements could be made on or adjacent to the golf course that should not prove detrimental to the golf course. MA reps from Ashton, Brighton, Chatham, Devonshire, Eaton, Kennett and Springton all had questions and or comments about how to engage with Dan Daley and Berg Construction or other companies to address their local concerns. We will do our best to get answers as we can realizing these experts are very busy everywhere.

There were a number of questions about flood insurance. Karl reported having reached out to his personal insurance company, Erie Insurance, who then referred him to Franklin Flood, LLC in Exton, PA (610-524-4700). Karl contacted them and discussed the situations here in Hershey's Mill. Franklin Flood indicated they could provide him with a quote for flood insurance even though he lives in a higher area of the community away from streams or stormwater facilities.

Ed then reviewed the situation where A.J. Blosenski essentially withdrew their proposal for trash and recycling services which had been accepted the previous month. After touring HM in preparation for

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