

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
December 2, 2021

The Board of Directors conducted its regularly scheduled meeting in the Administration Conference Room in the shopping center on Thursday, December 2, 2021 beginning at 2:25 PM. Attending were Board members John Andrews, George Earle, Karl Grentz and Boyd Mackleer. Absent and excused was Bob Bronner. Also present was Managing Agent Ed McFalls. The meeting was called to order at 2:25 PM by the President, Karl Grentz.

The Board spent a significant portion of the meeting talking about the definition of and possible priority order of stormwater management projects that are being reviewed and discussed with the engineer and contractor. Both are in the process of continuing preliminary designs and have begun to work on projected 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 continues as a major priority for the Board.

Other projects were then discussed.

1. With the completion of the Franklin trail segment, there had been a discussion about a raised hump in the road where the trail crosses to Kennett Village. However, it was felt a hump that close to the intersection of Mill and Chandler did not make sense, so the crosswalk will be painted on the existing roadway.
2. Possible restrooms for the recreation/games area and the Garden Parcel area were both discussed and preliminary plans reviewed.
3. Possible short term improvements to the Community Center were discussed such as a double doorway and steps from the Wooldridge Hall to the patio were considered along with improved ramps and a possible patio covering.
4. Stone walls at the entrances are in need of attention.

The Board then discussed some MA Committee matters.

1. Finance Committee:
 - a. Ed has received 106 CIFs for 2021 so far
 - b. The Board voted to approve a donation for the Holiday Parade not to exceed \$725
 - c. Approved several other routine donations
2. Technology – the new 55plus website continues to receive good comments and drive inquiries

3. Pool Committee – John Andrews reported Mike Bianco is willing to resume being Chair – other members will be determined once changes to HM bylaws and Pool Committee documents are finalized.
4. Documents Review Committee is working on the just referenced bylaws revisions.
5. The Board plans to update its list of Committee Chairs at its December 23rd meeting.

Under Old Business:

1. Ed and Dan Daley are still discussing with Sunoco the concept of a low berm across the Transco easement between Quaker and Boot Road.
2. Blosenski has sent trash contracts out to the various managing agents.
3. Republic has been advised of the termination of the existing agreement.

Under New Business:

1. Discussed use of Cornwallis emergency access for bikes.
2. Approved modest year end bonuses for Security staff.

After reviewing the monthly reports for Security, the monthly financials and Bus activities, the meeting adjourned at 4:42 PM.

Respectfully Submitted
Ed McFalls