

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
December 23, 2021

The Board of Directors conducted its regularly scheduled meeting in the Administration Conference Room in the shopping center on Thursday, December 23, 2021 beginning at 2:00 PM. Attending were Board members John Andrews, George Earle, Karl Grentz and Boyd Mackleer. Also present was Managing Agent Ed McFalls. The meeting was called to order at 2:00 PM by the President, Karl Grentz. Karl requested the Board open the meeting with a moment of silence in memory of Board member Bob Bronner who had passed away the day before.

The Board reviewed some larger scale plans of the developing concepts for potentially addressing storm water management issues. Ed described each of the proposed improvements and answered questions as to the sources of the water impacting each of the areas. He also presented a specific proposal for constructing an emergency spillway from the Jefferson basin to pass water during a flooding rain event between 865 and 866 Jefferson Way by creating a swale starting at the top of the head wall for the water discharge pipe and extending between the houses and around to the front of 865 and onto Jefferson Way. The proposal also contemplates a repair to the pipe under Jefferson Way in front of the garage for 862 Jefferson Way. The total for these efforts is about \$19,300. After discussion, the Board voted to approve these projects subject to the concurrence and consent of the Jefferson Village Council since both impact Jefferson Village property.

Ed indicated that Berg Construction and engineer Dan Daley are continuing to pursue the developing plans and ballpark estimates for costs for other improvements which will be under consideration as more details are developed.

Other projects were then discussed.

1. The crosswalk between the new Franklin trail segment and the Kennett side was painted last week.
2. The other lines on Mill Road were also painted at that time since they had faded so much.
3. George continues to press John Lister in the hope of having a biddable set of drawings by some time next month – he wants to get preliminary cost estimates for MA review and Board planning purposes.

The Board then discussed some MA Committee matters.

1. Finance Committee:
 - a. Ed has received 116 CIFs for 2021 so far
2. Documents Review Committee has sent out the amendments to be considered at the January 6th MA Meeting including the additional ones for expanding the Board to 7 members
3. The Board reviewed the list of current Committee chairs

Under Old Business:

1. Sunoco has agreed to pay HMLD to build the small berm across the Transco/Williams easement adjacent to Quaker Village

2. Sunoco would now like HM to locate its own contractor to erect the wall and fence on the recently graded berm (Sunoco will pay the cost)

Under New Business:

1. Reviewed Mission and Vision statements which will be referred to Doc Review Comm
2. HM HOA has been named among others in a lawsuit of Rackover vs. Franklin Village HOA
3. A resident reports another resident routinely lets his dog off its leash – Ed to review rules and steps to be taken and put matter on MA Agenda because all were asked to adopt the generic set of rules proposed last summer
4. So far – four candidates have submitted Candidate Info Forms
5. The Board discussed the vacancy created by the recent passing of Bob Bronner and after discussion of the matter, on motion made and seconded voted to name Kim Morton effective as of January 1, 2022 to the unexpired term which extends to July, 2023

After reviewing the monthly reports for Security, the monthly financials and Bus activities, the meeting adjourned at 4:45 PM.

Respectfully Submitted
Ed McFalls