

***Board of Directors  
of the  
Hershey's Mill Homeowners Association***  
**1389 East Boot Road \* West Chester, Pennsylvania 19380 - 5988**  
**Minutes of Meeting**  
**January 27, 2022**

The Board of Directors conducted its regularly scheduled meeting in the Administration Conference Room in the shopping center on Thursday, January 27, 2022 beginning at 1:00 PM. Attending were Board members John Andrews (via Zoom), George Earle, Karl Greutz, Boyd Mackleer and Kim Morton. Also present was Managing Agent Ed McFalls and for the first part of the meeting, Dennis O'Leary from the Document Review Committee. The meeting was called to order at 1:00 PM by the President, Karl Greutz. Karl announced the Agenda would be amended to put the Document Review topic on committee bylaws up front.

Kim Morton reported the efforts of the Document Review Committee to generate bylaws for various committees in cooperation with those committees. In succession, Kim made three separate motions to approve as submitted the Technology Committee bylaws, the Hershey's Mill Sports Committee bylaws and the Hershey's Mil Pool Committee bylaws. Each motion was seconded and carried unanimously. A question was raised about what other committee bylaws had been completed and Kim reported the Wood Shop and the Nature Committee bylaws had previously been approved by the Board.

The Board reviewed an updated plan of possible stormwater management improvement projects. The engineer and contractor had combined efforts to begin to provide some cost parameters for several of the projects under consideration. Based on these preliminary estimates, the Board authorized continuing forward with developing the engineering plans to prepare for township review and formal proposals. The Board then discussed with Kim the conditional authorization from the Jefferson Council for the emergency spillway and after agreeing on each party's intent, voted to proceed with the spillway's installation along with associated efforts.

George Earle then discussed the status of the Community Center planning process. Biddable drawings are now expected in mid-February. Plans continue for utilizing geo-thermal HVAC for just the expanded portion of the building on a design-build basis. Provision for solar panels also continue, but these could be added at a later date depending on costs. George also reported meeting with the Projects Committee members Don Thompson and Mike Trio and reviewing as many other possible concepts on the table so that a budgeting / prioritization process can begin to take shape.

The Board then discussed some MA Committee matters.

1. Finance Committee:
  - a. Ed has received 123 CIFs for 2021
2. Security – Boyd discussed a preliminary meeting he and Don Thompson conducted with Marc Fraser and Ed McFalls about reconstituting the Security Committee. New members will be proposed.
3. Sports Committee – the concept of a developing a bike path from Hershey's Mill that could lead to a route through local neighborhoods to the Paoli Pike bike trails has been investigated. Ed has traded messages with East Goshen Township officials about the possibilities. Some obstacles exist, but we'll keep studying the possibility. We have been placed on Southwest Green's schedule for late July for relocating bocce, shuffleboard and horseshoes.

4. Document Review Committee – a discussion about the collection and distribution of fees associated with sponsored events in HM amenity facilities was referred to the DRC for discussion and recommendation to the Board.

Under Old Business:

Ed reported that an Answer and New Matter had been filed by the MA's insurance company's attorney in the Rackover v. HM HOA lawsuit

Under New Business:

1. The Board changed the date of its February meeting because of a planned vacation for Ed.
2. John Andrews proposed two new members for the Finance Committee – Jim DeFalco from Springton and Jim Dickerson from Quaker. The Board voted unanimously to appoint these two new members.

After reviewing the monthly reports for Security, the monthly financials and Bus activities, the meeting adjourned at 4:00 PM.

Respectfully Submitted  
Ed McFalls