

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
January 6, 2022

Attendees: Kirk Leighton (A); John Myatt (B); Karin Fleming (C); Sharon Rehwald (D); Gary Habbersett (E); Dom Aleardi (F); Karl Grentz (G); Frank Wiley (H/L/N); Boyd Mackleer (I); Kim Morton (J); Tom Cassidy (K); Mary Ellen Pernice (M); Bob Milano (O); Doug Sizelove (P); John Andrews (Q); John Hlis (R); Jack Nilon (S); John Barsottini (T); Don Thompson (U); Tom Stalnaker (V); Steve Stojowski (W); George Earle (Y); Ted Sikorski (Z); and Ed McFalls.

The President Karl Grentz called the meeting to order at 3:00 pm. Karl requested the meeting be opened with a moment of silence in memory of Bob Bronner.

The minutes of the November 4, 2021 Master Association meeting were approved as submitted.

Karl then announced that the Board had appointed Kim Morton to fulfill the unexpired term of Bob Bronner which extends until July 2023.

Karl reported since Chester County continues in the High transmission zone the MA is continuing to follow CDC guidelines with a recommendation that all persons are urged to wear masks when indoors at an HM HOA facility. Under the present surge, the MA also recommends appropriate social distancing indoors.

Karl then asked Ed McFalls to review the status of the storm water management study effort. Ed referred to the overall HM plan which had been included in the packet with red design markings where the engineer and the contractor are working on plans for possible improvements. The improvements were numbered sequentially across the map and a key identifying each appeared in the lower left corner. The MA Board has approved two so far (subject to the concurrence of the Jefferson Council) – the repair of a large pipe under Jefferson Way in front of 862 and the development of an emergency spillway to evacuate excess water from the Jefferson Pond during a severe storm event between 865 and 866 Jefferson Way and conveying the water toward inlets on Jefferson Way. Other improvements continue to be designed far enough to allow the contractor to provide ballpark estimates which will permit the Board to recommend a priority list of improvements to the full MA.

Karl then introduced the topic of the proposed amendments to the HM HOA bylaws. The first group of amendment regarding committees had been published in the November 4, 2021 meeting packet. After a brief discussion, motion was made, seconded and the members voted unanimously to pass the amendments. The second set of amendments documented through a “Track Changes” printout of Articles XIII and XIV of the existing bylaws – all relating to the Board of Directors were then discussed. The changes essentially provide for the expansion of the MA Board from five to seven members and provide for the mechanisms for accomplishing this. The final addition allows for the filling of a Temporary

Vacancy on the Board. Again, after some discussion, on motion made and seconded, the members voted unanimously to approve the amendments.

Since the Board is now to be expanded to seven members, it was noted that the only remaining persons who had submitted Candidate Information Forms for these two new positions were John Myatt and Jack Nilon. Therefore, these gentlemen shall be elected by acclamation and take office on February 3, 2022 after an election to determine which shall serve until July 2022 and which shall serve until July 2023.

Karl then reported the Board has appointed John Andrews of Quaker Village to become the Treasurer on the Board of Directors.

Under Committee updates, John Andrews reported the Finance Committee is in receipt of 116 CIF payments on resales for 2021. A few more are anticipated. John provided some history of the CIF program and the over \$1.8 Million the MA has received under it since its inception in 2014. John also reported he and John Hlis had updated an article which Bob Bronner had originally drafted and had published every year or so updating the community on the various funding mechanisms for reserves and capital improvements. They also discussed some initial conversations about possible loans for accomplishing the expansion of the Community Center.

George Earle then reported on planning progress for the potential expansion of the Community Center. Poster boards have been placed in the CC and the Cove to illustrate the expanded spaces and the exterior façade of the building. George is hopeful that plans sufficiently completed for bidding purposes will be available by late January or early February so more firm pricing can be obtained on what is planned.

Ed McFalls then discussed efforts in resolving the Sunoco drill site behind Rite Aid adjacent to Quaker. Sunoco is now willing to pay HM Landscape to construct the 2' berm across the Transco/Williams pipeline on the southern end of the area. Sunoco has the materials for the wall and fence, but now want HM to select a contractor for the installation for which Sunoco will reimburse HM. HM Landscape is working on a landscape plan to complete the area once the wall and fence are built (in spring).

Under Old Business, there was a lengthy discussion about Pet Rules, the walking of dogs, enforcing leash rules and keeping the practice of village enforcement rather than Master Association involvement.

Under New Business, Karl Greutz advised the members that there is a need for a lot of new volunteers to fill out the rosters of a number of MA committees. Ultimately, if residents do not volunteer the only alternative is to pay others to accomplish needed tasks and that just causes upward pressure on monthly assessments.

There being no additional business the meeting was adjourned at 4:10 PM. The next meeting will be conducted on Thursday, February 3, 2022 at 3:00 PM via Zoom.

Respectfully submitted,
Ed McFalls
Secretary Pro Tem