

Hershey's Mill Homeowners Association

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DRAFT – FINAL MA APPROVAL PENDING
Minutes of the Monthly Master Association Meeting
Via Zoom
February 3, 2022

Attendees: Kirk Leighton (A); John Myatt (B); Karin Fleming (C); Roseanne Havrid (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); Dick Wright (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.

The minutes of the January 6, 2022 Master Association meeting were approved as submitted.

Elect by acclamation John Myatt and Jack Nilon to the newly created Board positions. Karl asked Ed to report on the outcome of the voting for which would serve 18 months verses the 6 months and Ed reported that Jack Nilon was awarded the longer term by a very slim margin.

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. The numbers are starting to come down, and the Board will monitor and respond as circumstances dictate.

Karl then asked Ed McFalls to review the status of the storm water management study effort. Ed referred to an updated version of the overall HM plan which had been included in the packet with red design markings where the engineer and the contractor have continued refining plans. Some ballpark cost estimates have been received for some of the potential improvements which allowed the Board to authorize continued development of plan details.

Under Committee updates, John Andrews reported Karin Fleming has agreed to serve as interim Chair of the Finance Committee. Bill Mertz (Troon) and Boyd Mackleer came on board for the most recent meeting, and Jim DeFalco (Springton) and Jim Dickerson (Quaker) have been added since. The Committee is in receipt of 123 CIF payments on resales for 2021.

George Earle then reported on the on-going planning progress for the potential expansion of the Community Center. He hopes to be able to send plans out for contractor review by the end of the month in hopes of having some estimated budget numbers by the April MA meeting. The Projects Committee is still planning for geo-thermal for the HVAC serving the expanded portion of the building and for making provision for solar panels for either initial or later installation. The retaining wall design for the expanded parking lot has been completed and bids are being sought for these potential improvements as well.

Ed reported that Southwest Green has put HM on its schedule for late July for relocating and updating our sports facilities of bocce, shuffleboard and horse shoes.

Kim Morton informed the MA that the Document Review Committee (DRC) had recommended and the Board approved bylaws for the Sports Committee, the Technology Committee and the Pool Committee. Previously, the Nature Group's and Wood Shop's were also approved. On February 14th, the DRC will consider bylaws for the CC and discuss distribution of fees from outside events.

Under Old Business Ed reported Sunoco had recently furnished a materials list for the wall and fence components so contractors can provide proposals for construction of these improvements. He reported the recent work in front of Wellington was to repair an anomaly in the pipe discovered during pre-operation internal inspection of the pipes.

Under New Business the MA again took up the question of clearing snow and ice from the walking trails in the winter. Ed described some of the challenges created by snow plows throwing snow onto trails in areas where trails paralleled the roadway like along Ashton, Franklin, Kennett, Devonshire and Quaker. In other places, snow is pushed out of villages and across the street and pushed up onto the trails. Once the snow was removed, any night with below freezing temperatures would require a re-salting of the trails the next day. Hershey's Mill Landscape had provided an estimate to provide clearing and salting through the winter which would require essentially doubling the MA's snow removal budget. A member pointed out that if you start maintaining the trails, then you increase the MA's liability because residents could then assume they would be maintained. After further discussion, on motion made and seconded, the MA voted 21 to 1 not to plow or treat the walking trails in the winter months. There was then a discussion about promoting this information via an e-mail to the community and signs saying something like: Notice of dangerous conditions – paths will not be maintained in winter months. The MA was asked to prepare a document for distribution to presidents for sharing in the villages.

Jack Nilon shared with the group that former president of Springton Village Mark Gross had passed away the day before. He will be missed in Hershey's Mill generally and Springton and Wood Shop particularly.

There being no additional business the meeting was adjourned at 3:40 PM. The next meeting will be conducted on Thursday, March 3, 2022 at 3:00 PM via Zoom.

Respectfully submitted,
Ed McFalls
Secretary Pro Tem