

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
March 24, 2022

The Board of Directors conducted its regularly scheduled meeting both in the Administration Conference Room in the shopping center and via Zoom on Thursday, March 24, 2022 beginning at 2:00 PM. Attending were Board members John Andrews (via Zoom), George Earle, Karl Grentz, Boyd Mackleer, Kim Morton, John Myatt (via Zoom), and Jack Nilon (via Zoom). Also present was Managing Agent Ed McFalls. Also attending was Katelyn Graybeal for the presentation of a Brandywine Valley SPCA adoption event (after which time she was excused). The meeting was called to order at 2:02 PM by the President, Karl Grentz.

Katelyn Graybeal gave a presentation on the proposal that a Brandywine Valley SPCA adoption event be hosted by Hershey's Mill. She requested space at the Dog Exercise Area. Due to golf and the lack of parking, it was recommended the use of the open space/grass area around the sports area. Katelyn will get back to us regarding the number of dogs, hours for the event, and certificate of insurance. We would market the event through our HM emails. April 30th is the tentative date for the event.

Stormwater Management. Ed discussed that we are still waiting on Verizon regarding moving their equipment for the starting of the emergency spillway in Jefferson Village. While waiting on starting the Jefferson Way spillway, we will try to advance work on the basin at the entrance near HMCTV to get our efforts underway. There will be surveys done on the retention basin in Jefferson, as well as the Ashton/Chatham basin. There is also design work continuing on other areas for stormwater management improvement.

George Earle discussed the status of the Community Center (CC) planning process. The Projects Review Committee had a meeting with John Lister regarding status of the drawings. Due to staffing issues within his office, we will not have drawings to send out to bid until the end of April. Expansion of the parking lot may commence later this spring or summer. George is also in the process of getting bids on the parking lot now. There was discussion of the Zoom presentation given by George on the CC project. A general discussion was held again on the possible options for financing (borrowing) for the CC project. At this time, we still do not have the actual costs for the CC expansion, moving of the sports facilities and stormwater management. It was agreed that we are moving forward with obtaining numbers for each of the projects in order to determine the priority and timing for the start of each project.

We received an updated bid to address the removal of dead trees along 352. We are proceeding and waiting on a date for when the work will start.

John Andrews reported on the Finance Committee. There was a discussion of the possibility of creating/hiring our own staff to work on the stormwater management. The decision was made that we will not attempt to hire our own staff and do this "in house".

Kim Morton reported on the Technology Committee. The Technology Committee may charge a fee for promotion of events and services associated with outside commercial events held in HM facilities. There is ongoing discussion of the number of emails sent to residents and options to differentiate from "official" HM communications vs items such as Simple Supper, Veteran Benefits, etc. This matter will be considered further.

Kim Morton reported on the Document Review Committee. Kim will be meeting with Sharon Kope to review the fees charged by the CC. After the meeting, the CC Bylaws will be finalized.

Security Committee. Boyd reported that the Security Committee held a meeting on March 23, 2022 covering topics such as staffing, STOP signs, safety issues and house alarms. Security has recently hired two more people.

Karl Greutz reported on the Sports Committee. Cody Bright, an East Goshen Twp Supervisor, gave a presentation on the East Goshen Twp long term plan on paths and parks. Based on the discussion of the residents in attendance, there was an overall disapproval of connecting to bike and/or walking paths within East Goshen. The BOD voted to take no further actions on the issue of connecting to East Goshen paths and parks.

There was additional discussion regarding SKEDDA and the booking of time.

Ed McFalls reported on the Pool Committee. The members of the committee interviewed a potential manager for the pool. Ed met with the candidate March 23rd and made an offer to the candidate which was accepted. The pool committee is working on possible re-hire of guards and/or obtaining additional new guards. Edie Egan is the newest member of the Pool Committee. There are currently seven members on the Committee. The BOD voted 6-1 to adopt the 2021 Pool Hours and Rules for the 2022 season.

Under Old Business - Mission and Vision Statements for the Master Association.
This matter was tabled until next month.

Under New Business:

Motion was approved that HM BOD will not accept "partnerships" with 3rd party for profit businesses. Grant requests from HMCTV. Any grant requests by a HM Standing Committee shall draft the grant request which shall be submitted to the liaison for approval and signature on the grant request. The liaison will then submit the grant request to the HM BOD for approval. If approved, the grant request will be submitted to HMCTV. It was further agreed that any requests from the HM BOD shall be reviewed and/or approved by the BOD before submission to HMCTV.

General discussion of installing "poop stations" throughout Hershey's Mill. Will research further and report.
General discussion of residents pouring inappropriate and potentially damaging/dangerous items down storm drains. Will research further and report at the next meeting.

The next meeting of the HM BOD is April 28, 2022.

The meeting adjourned at 4:30 PM.

Respectfully Submitted,
Kim Morton