

Hershey's Mill Homeowners Association

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

Attendees: Kirk Leighton (A); John Myatt (B); Karin Fleming (C); Sharon Rehwald (D); Gary Habbersett (E); Dom Aleari (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); Kevin O'Brien (U); Tom Stalnaker (V); Steve Stojowski (W); George Earle (Y); Ted Sikorski (Z); and Ed McFalls.

President Karl Grentz called the meeting to order at 3:00 pm.

The minutes of the February 3, 2022 Master Association meeting were approved as submitted.

COVID – 19 CONCERNS IN HM

Karl reported that as of today, March 3, 2022, all restrictions have been lifted. There are no space restrictions. At this time, the Wood Shop will continue to leave a sign that states, Masks are Recommended.

ELECTION OF DIRECTORS TO GREEN HILL SEWER

The following were elected as directors to the Green Hill Sewer Association Board: Ed Bernhard (incumbent from Glenwood); Paul Woodruff (incumbent from Yardley); Bob Zink (incumbent from Glenwood); Bill Weber – from Ulster (new nominee, replacing retiring Ed Sullivan)

UPDATE ON STORMWATER MANAGEMENT

Ed McFalls reviewed the status of the storm water management efforts. Ed explained engineers are surveying Jefferson Pond and the basin between Ashton Village and Chatham Village for possible expansion. Emergency spillway project in Jefferson has started as bushes have been removed. Verizon will need to move the box before the project can proceed further. Working on stormwater projects a few at a time and working on priority based on overall benefits and costs. There will be a plan for a multi-year process and arrangements to pay for them all, subject to the full MA's final approval.

COMMITTEE UPDATES

Finance-John Andrews

John Andrews reported they held their first full Finance Committee Meeting which served to be informational. Discussed Vision Quest funds and CIF Funds and further use of these funds. There is a presumption of the sale of approximately 80 homes a year (for the funding of the CIF funds).

CC Expansion-George Earle

George Earle reported on the on-going planning progress for the potential expansion of the Community Center. He spoke to the architect and we should have plans by next week which will be ready for review and to go out to bid. The drawing has been done for the parking lot and we are waiting for bid on the parking lot. The goal is to get the parking lot finished this spring.

Projects Committee

George Earle explained that they are working on obtaining estimates for all projects which will then be reviewed with the MA.

Document Review Committee-Kim Morton

Kim Morton informed the MA that the Document Review Committee (DRC) is still working on the finalization of the bylaws for the CC and discuss distribution of fees from outside events. A meeting is being scheduled between Kim and Sharon Kope of the CC Committee to discuss current charge schedules and other issues related to fees.

OLD BUSINESS

Ed reported that there is nothing new to report on pipelines at this time. There are 3 contractors working on bids for the wall.

NEW BUSINESS

Boyd Mackleer discussed that there was some rubbish and trees along the outside of our wall area on Green Hill Road. Looking at options for cleanup of the area along the wall.

Carol Keith has tendered her resignation as the Pool Manager today (March 3, 2022) and we have no lifeguards at this time. This recent resignation may affect the timing of the opening of the pool as well as hours of operation. Members of the Pool Committee and Ed McFalls have already started to reach out to area facilities for the hiring of a new pool manager and lifeguards. Ed is also reaching out to some pool companies that we have used in the past.

The Pool Committee will put together an email and it will be sent to all of the residents in HM about possible options for Pool Manager and/or lifeguards.

General discussion about people speeding through Hershey's Mill and possible options (flashing speed sign) and/or running stop signs. These issues will be sent to the Security Committee for further discussions and options for resolution. Discussion about how to enforce rules.

There being no additional business the meeting was adjourned at 4:06 PM. The next meeting will be conducted on Thursday, April 7, 2022 at 3:00 PM via Zoom. MA meetings will remain as Zoom until further notice.

Respectfully submitted,
Kim Morton
Secretary