

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

The Board of Directors conducted its regularly scheduled meeting both in the Administration Conference Room in the shopping center and via Zoom on Wednesday, April 27, 2022 beginning at 2:00 PM. Attending were Board members John Andrews, George Earle, Karl Greutz, Boyd Mackleer, Kim Morton, John Myatt (via Zoom), and Jack Nilon. Also present was Managing Agent Ed McFalls. The meeting was called to order at 2:04 PM by the President, Karl Greutz.

Stormwater Management. We are still waiting on Verizon regarding moving their equipment in Jefferson. Despite this, contractors started work on the emergency spillway in Jefferson Village today (4/27). Work on the basin next to HMC-TV started but was stopped temporarily by Township over a permitting issue. We are probably going to be able to proceed again next week. We are finalizing the Recreation Area basin as a priority because of the Southwest Green schedule for moving bocce and shuffleboard. Planning work is being done on the Yardley pipe relief plan. There is also planning work for the expansion of the retention basins in Jefferson, as well as the Ashton/Chatham basin. There was a meeting with Dan, Ed, Karl and the Township to review the master plan of stormwater management projects and general timing of same.

Other Projects:

Community Center. George Earle discussed the status of the Community Center (CC) planning process and is expecting at least one bid and possibly two bids in the near future.

George also had a meeting with Verizon on April 26 regarding re-routing a line for the proposed parking lot expansion.

We are still waiting for McDonough Tree Service to remove dead trees along 352. Waiting on updated schedule from them as they have cancelled twice for the tree removal.

John Andrews reported on the Finance Committee. The committee watched a presentation on Smart Home technology.

Kim Morton reported on the Technology Committee. There was discussion about creating two additional web pages on the Hershey's Mill web site (1) for advertising of services, employment opportunities and a second page which would allow residents to list "For Sale by Owner" (FSBO) for their residential real estate in HM. The Board voted to approve both projects with ongoing discussions regarding the fees to be charged.

There have been discussions regarding the number of emails sent to residents on behalf of HM. It was agreed that we will differentiate from "official" HM communications vs items such as Simple Suppers, Veteran Benefits, Casino Nights, etc. Emails that are "official" HM communications will come from an Ed McFalls/property manager email address. These emails shall include items such as HM Board and HMMA meeting minutes, Finance Committee information, or notices related extreme weather. Non "official" HM communications which include public relations information, HM social events, free services (such as health

screening) and veteran benefits, Simple Suppers, or other “paid” advertisement emails shall continue to be distributed by the Technology Committee.

Kim Morton reported on the Document Review Committee. Kim attended a meeting with Sharon Kope, Louise O’Brien and Carol Ann Karr to review the rental fees charged by the CC as well as the setup/clean up charges, when appropriate. A second meeting has been scheduled for May 11th at 11am.

Security Committee. Ed McFalls reported that the general HM phone tree number is currently recording all calls. It was agreed that phone calls will no longer be recorded. It was also agreed that the voicemail message will be changed to begin with a notice that “If this is an emergency, please hang up and dial 911.”

Nature Group. The Nature Group requested to have HM designated as a “preserve” or “sanctuary”. This request was denied. The HMNG also requested \$600, payable to HM Landscaping, for treatment in the Serpentine barrens area. This request was approved.

Jack Nilon and Ed McFalls reported on the Sports Committee. All Courts have been cleaned and are ready for play. A payment has been approved for cleanup/maintenance of the bocce courts.

John Andrews reported on the Pool Committee. The diving board is scheduled to be removed prior to opening day of the pool. Concrete repairs in the diving board area will also have been completed prior to the pool opening. The Woodshop has been very helpful in assisting with repairs to items at the pool. The Pool Committee is scheduled to meet May 9th with the new pool manager.

Old Business

Mission/Vision Statements. Defer to future meeting.

Dog Adoption with Brandywine Valley SPCA (Katelyn Graybeal WCU project) is scheduled for May 21, 2022.

New Business

Meeting with Blosenski to be scheduled to discuss services and surcharges.

The DRC provided a proposed bylaw to address the use of HM logo. The proposed bylaw shall be submitted to the HMMA for a vote within the next two months.

The next meeting of the HM BOD is May 26, 2022, at 2:00pm.

The meeting adjourned at 4:20 PM.

Respectfully Submitted,
Kim Morton