

# ***Hershey's Mill Homeowners Association***

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## **DRAFT – FINAL MA APPROVAL PENDING**

Minutes of the Monthly Master Association Meeting

Via Zoom

April 7, 2022

Attendees: Kirk Leighton (A); John Myatt (B); Karin Fleming (C); Sharon Rehwald (D); Gary Habbersett (E); Sandy Ogletree (F); Karl Grentz (G); Frank Wiley (H/L/N); Boyd Mackleer (I); Kim Morton (J); Tom Ullman (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 & Dick Wright (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 March 3, 2022 Master Association meeting were approved as submitted.

### **UPDATE ON STORMWATER MANAGEMENT**

Ed McFalls reviewed the status of the storm water management efforts as additional cost estimates are being received. Emergency spillway project in Jefferson has started. A contract with Verizon has been signed to move the Verizon box before the project can proceed further. Waiting on a bill from Verizon in order to proceed. Working on other issues that are not influenced by PECO or Verizon. Engineers have surveyed the Jefferson Pond and the basin between Ashton Village and Chatham Village for possible expansion.

### **COMMITTEE UPDATES**

#### *Finance-John Andrews*

John Andrews reported finance committee met on March 21<sup>st</sup>. They are working on cashflow for Vision Quest funds and CIF Funds to assist with future planning and budgeting. The Finance Committee continues to discuss options for budgeting for a loan if a loan is taken for an expansion of the Community Center with repayment to come from CIF and Vision Quest funds. We are at 15 home sales so far this year. The Committee will also start to work on the annual review of the Master Reserve Analysis at their next finance committee meeting.

#### *CC Expansion-George Earl*

George Earle reported on the on-going planning progress for the potential expansion of the Community Center. Final upgraded drawings are not complete. We are getting preliminary numbers based on the documents that we have. We are also still waiting for additional bids on the parking lot. Verizon will need to move a cable. George will be meeting with a Verizon engineer to review.

*Projects Committee*

George Earle explained that they are still working on obtaining estimates for additional projects which will assist in project budgeting and then be reviewed with the MA.

*Document Review Committee-Kim Morton*

Kim Morton reported that the Document Review Committee (DRC) is still working on the finalization of the bylaws for the CC. Kim and Sharon Kope recently had a meeting to discuss current charges for room use and other issues related to fees. These costs will be reviewed with the DRC at their meeting on Monday.

*Pool Committee – John Andrews*

A pool manager has been hired. He has managed several pools in the past. Working on obtaining lifeguards at this time. At this time the pool rules and pool hours will be the same as last year.

**OLD BUSINESS**

Pipeline. The wall and fence (by Quaker) proposal from Baver, Inc. was received.

**NEW BUSINESS**

Under a WCU Student Project, Hershey's Mill will partner with the Brandywine Valley SPCA for a Dog Adoption event to be held May 21, 2022, in the Grass Game Area.

Don Thompson asked about possible new websites. The hersheysmill55plus updated marketing website is up and running to good reviews. We are working on a website for residents.

Bob Milano asked about approval process for grants from HMC-TV. The DRC will be reviewing the proposed approval process at their meeting on Monday, April 11, 2022.

There being no additional business the meeting was adjourned at 3:42PM. The next meeting will be conducted on Thursday, May 5, 2022 at 3:00 PM via Zoom. MA meetings will remain as Zoom for June. Planning to meet in person on July 7, 2022 for the annual election meeting.

Respectfully submitted,  
Kim Morton  
Secretary