

***Board of Directors  
of the  
Hershey's Mill Homeowners Association***  
**1389 East Boot Road \* West Chester, Pennsylvania 19380 - 5988**  
**Minutes of Meeting**  
**May 26, 2022**

The Board of Directors conducted its regularly scheduled meeting via Zoom on Wednesday, May 26, 2022 beginning at 2:00 PM. Attending were Board members John Andrews, George Earle, Karl Greutz, Boyd Mackleer, Kim Morton, John Myatt and Jack Nilon. Also present were Managing Agent Ed McFalls and Marc Fraser, head of security.

The meeting was called to order at 2:00 PM by the President, Karl Greutz.

Stormwater Management. The spillway at the Jefferson retention basin is completed. We are still waiting on Verizon regarding moving their equipment in Jefferson. There is a small sinkhole (depression) and Berg will return to check it. Work is almost finished on the Hershey's Drive Dam expansion. Dan is working on the Yardley re-piping project, as well as the plans for the possible expansion of the Jefferson retention basin and the Ashton/Chatham detention basin. We have submitted a request to Chester County for a grant for the foregoing projects. We are finalizing the Recreation Area basin as a priority because of the Southwest Green schedule.

**Other Projects:**

Community Center. George Earle discussed the status of the Community Center (CC) planning process. We are still waiting on the final drawings, but we have sent out for bids to four builders with the preliminary drawings. Two builders have declined to bid the project. We have received two bids and the Weaver pricing appeared to be the most detailed and accurate. We will get more accurate numbers when we have the final drawings. There was a discussion of additional parking area around the Community Center and its impact on bus parking. The new proposed parking area would save money and provide almost the same number of parking spaces. We reviewed different financing examples for the CC expansion, based on funds coming from both Vision Quest and CIF Funds. It was agreed that the HMMA will be advised at the June meeting about the proposed financing options with a vote on the project to be held in July.

Corinthian Services submitted a bid of \$9,500 to repair the entrance walls (North, Main and East). Approved by the Board.

Deck board replacement project turned in to a \$7,500 re-decking project. These were near the DEA and other was near Springton. Approved by the Board.

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.

## Committee Reports

John Andrews reported on the Finance Committee. The committee met on Monday. There have been 30 homes sold since the first of the year. The Sports Committee was granted approval to spend \$3,400 on a Pig Roast. They discussed the Community Center expansion budget as well as the revised parking lot expansion. The committee also discussed the Verizon contract and the negotiating of the new contract. Agreed that we need to form an ad hoc committee to begin negotiations on the new Verizon contract. Jack Nilon agreed to serve on the committee as well as Jim Dickerson, from the Finance Committee.

Kim Morton reported on the Technology Committee. Still need to discuss the proposed fees for advertising of services, employment opportunities on the web and "For Sale by Owner" (FSBO) for residential real estate in HM. A proposed fee schedule has been submitted by the Technology Department. The Technology Committee has requested that we upgrade the internet services/system in the Community Center. We have agreed to increase services/system. It was recommended that we approach HMC-TV for a grant for the upgraded system. The Technology Committee is working on a final proposal. There was additional discussion about the "electrical closet" and what needs to be done to "clean" that area and reduce the no longer active wires in the room.

Ed McFalls and Kim Morton will be trained on the email distribution system. Ed will use the system to distribute items such as HM Board and HMMA meeting minutes. Kim Morton will be trained on email distribution system as a "back up" person.

Kim Morton reported on the Document Review Committee. The meeting with Sharon Kope, Louise O'Brien and Carol Ann Karr to review the rental fees charged by the CC scheduled for May 11<sup>th</sup> had to be cancelled and will be rescheduled. The Committee is working to finalize the CC Bylaws and fee schedule. The Mission Statement and Vision Statement have been approved by the Board.

Security Committee. Marc Fraser reported on the telephone tree. Marc is requesting that the Security line and the director of security be removed from the telephone tree. There is no longer a need to state "If this is an emergency, please call 911," since Security will be removed from the telephone tree. Recommended we read the Security Meeting minutes. There was a discussion about the problem with Amazon drivers and "broken gate" issues. There is a proposed resolution of this problem by Amazon, which will allow for a separate system to allow entrance. We agreed to try this system (which will be paid for by Amazon). Finance Committee supported and recommended the proposed salary adjustments for employees of Security to be effective June, 2022. We would still remain within budget for 2022. Ed McFalls reviewed the increase in costs of health insurance premiums. The Board approved that the health insurance program remain the same for employees of security with a 7% increase in costs. Marc Fraser submitted a request for a grant for additional solar speed signs.

Nature Group. The Nature Group requested a reconsideration of the decision not to have HM designated as a "preserve". A meeting will be set up with Ed McFalls, Karl Greutz and Jack Nilon.

Jack Nilon and Ed McFalls reported on the Sports Committee. All maintenance on bocce courts has been completed. There has been a request for shading in the new bocce area. The current shade areas will be moved to the new location at the time the bocce courts are moved. Upon completion of the first phase of the sports area/green area, there is a request for the addition of a pavilion in the area. This will be addressed after the completion of Phase 1. The Board approved of the expense for the 2<sup>nd</sup> Annual Pig Roast.

John Andrews reported on the Pool Committee.

The pool is ready to go. The deck has been power washed and the tables/chair are being set out. The Pool Committee proposed opening at 10:30am on Sunday. This motion passed unanimously.

#### Old Business

Mission/Vision Statement approved by BOD

Dog Adoption with Brandywine Valley SPCA (Katelyn Graybeal WCU project). No date or action at this time.

#### New Business

BOD Election. There are three members of the HMMA running for three open spots on the Board.

The BOD discussed an amendment to the HMMA Bylaws to allow a board member to hold the office of president for longer than 3 years. Kim will draft a proposed bylaw change and will circulate same among the BOD. The proposed bylaw amendment will be submitted to the HMMA at the June 2, 2022 meeting with a vote to be held at the July HMMA meeting.

The next meeting of the HM BOD is June 30, 2022, at 2:00pm.

The July HM BOD meeting is being moved to August 4, 2022 at 2:00pm via Zoom.

The meeting adjourned at 4:24 PM.

Respectfully Submitted,  
Kim Morton