

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

**1389 East Boot Road \* West Chester, Pennsylvania 19380 – 5988**

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

Minutes of the Monthly Master Association Meeting

Via Zoom

May 5, 2022

Attendees: Kirk Leighton (A); Kate Lindsay (B); John Groch (C); Gary Habbersett (E); Dom Aleardi (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); Don Thompson (U); Dick Wright (V); Steve Stojowski (W); George Earle (Y); Ted Sikorski (Z); and Ed McFalls.

President Karl Grentz called the meeting to order at 3:03 pm.

The minutes of the April, 7, 2022 Master Association meeting were approved as submitted.

### **UPDATE ON STORMWATER MANAGEMENT**

Ed McFalls reviewed the status of the storm water management efforts. Ed explained that in working on the Jefferson spillway, it was discovered that there was a sinkhole adjacent to an inlet and a general rotting of the pipes under the new spillway. The project was expanded to resolve these issues and replace piping. Waiting for new pipe and project should begin again next week. Work was initiated to raise the dam height on the basin by HMC-TV. Township intervened and wants to see a “key” cut to meld the old and the new material. There was a meeting with the Twp and that work will resume next week. Engineers are working on designs for expansion of Jefferson Retention Pond toward the golf course and the basin between Ashton Village and Chatham Village. Ed, Karl Grentz and Dan Daley participated in a meeting with Twp officials to review the Master Plan and timing of projects over several years. Twp has sent information about possible Federal grant money distributed through the County. We are reviewing grant process to see if we are eligible for any. There was discussion about options for additional water retention and holding capacity opportunities to benefit other areas challenged by 2021’s flooding rains.

### **COMMITTEE UPDATES**

#### *Finance-John Andrews*

John Andrews reported they are working on cashflow with VQ and CIF for future planning. Also beginning work on annual review of Master Reserve Analysis.

#### *CC Expansion-George Earl*

George Earle reported on the bidding process for the potential expansion of the Community Center. We received an estimated bid for the CC. Bids were also received for parking lot expansion.

#### *Projects Committee*

George Earle explained that they are working on obtaining estimates for all projects which will then be reviewed with the MA to assist in cashflow planning for priority projects.

*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 fee schedules. Kim attended a meeting with Sharon Cope of the CC (and others) to discuss current charge schedules and other ongoing issues related to fees. A follow up meeting has been scheduled for May 11, 2022. Included in the Board packet is a proposed amendment to the HM HOA Bylaws to address the use of HM Logo. This constitutes the 20 day notice required so this bylaw amendment can be voted on at the June 2, 2022 MA meeting.

*Pool Committee-John Andrews*

Things are progressing with the hiring of staff for the pool. Pool Committee has a meeting scheduled for May 9, 2022. John thanked Bob Milano and the Woodshop for all of their assistance in misc. repair work. The pool cover is scheduled for removal later this month. The Pool is scheduled to open Memorial Day Saturday, May 28<sup>th</sup>.

OLD BUSINESS

Ed reported that a bid was received from Baver Inc for the wall and fence adjacent to Quaker Village at Boot Road. This was submitted to Sunoco, which resulted in "sticker shock." Sunoco is looking for a more competitive price.

SPCA Adoption event needed to be postponed. A possible new date in June or move to the fall.

The grassy area with the shuffleboard will be re-graded to make things more level. Will be adding a basin where the current shuffleboard courts are located. New bocce courts (3) will be in the grassy area. Additional projects, such as a pavilion and fire pit will be considered in this area as well.

NEW BUSINESS

Candidates interested in any of the 3 Board positions which will be up for election in July must have candidate information forms in to Ed McFalls no later than May 25<sup>th</sup> for inclusion in the June 2 MA Meeting packet. Seats up for election are Karl Grentz, Boyd Mackleer and John Myatt.

Karl and Ed met with Blosenski to discuss recycling issues and the fuel surcharge. Blosenski has added a 2<sup>nd</sup> truck for recycling on Wednesdays. They have agreed to adjust the fuel surcharge, based on a new formula. Ed will send this formula to the managing agents. Woodshop is getting a dumpster.

RiteAid lease expires in December 2022. Ed McFalls is working with a leasing agent to secure a replacement tenant.

A question was raised about the new website for HM and whether HMMA could work more closely with the HMC-TV website. Further discussions will be held.

It was recommended that we look at a different parking area for Simple Supper pick-ups as the area gets congested on Monday during the pick up times. Karl will discuss the contacts to Simple Suppers to determine if we can find another location for the pick ups.

There is a Hershey's Mill Open House on Sunday, May 15<sup>th</sup>. There are only three homes available for sale at this time.

There being no additional business the meeting was adjourned at 3:50 PM.

The next meeting will be conducted on June 2, 2022 at 3:00 PM via Zoom. MA meetings will continue via Zoom until further notice.

Respectfully submitted,  
Kim Morton  
Secretary