

***Board of Directors  
of the  
Hershey's Mill Homeowners Association***  
1389 East Boot Road \* West Chester, Pennsylvania 19380 - 5988  
**Minutes of Meeting  
June 29, 2022**

The Board of Directors conducted its regularly scheduled meeting in hybrid fashion with some in person and some via Zoom on Wednesday, June 29, 2022 beginning at 1:30 PM. Attending were Board members Tom Cassidy, George Earle, Karl Grentz, Kim Morton, John Myatt and Jack Nilon. Absent and excused was John Andrews. Also present were Managing Agent Ed McFalls, Marc Fraser from Security and Sherry and Bill Kane from the Technology Committee (for the first portion of the meeting).

The meeting was called to order at 1:30 PM by the President, Karl Grentz.

Technology Committee. Sherry and Bill Kane gave a presentation regarding an option for internet upgrade to the Community Center. At the present time, we have a complimentary internet account from Verizon and the complimentary service is insufficient. The Board approved the proposal presented by the Technology Committee. Additionally, the Board will ask for a \$3,700 grant from the HMC-TV for the one-time cost of the necessary equipment.

Stormwater Management. The rotted pipe under Jefferson Way will need to be repaired/replaced. We are reviewing several options. A lining company is coming on July 1 to look at the site and make a determination as to less invasive options for repair. The other option

is to do a “dig” to fully replace the rotted stretch of 145 feet of pipe. A decision will be made after the July 1<sup>st</sup> meeting.

We need to finalize the stormwater management in the area of the recreation area as a priority because Southwest Green is scheduled to begin their renovations of the recreation area in early September.

There is a proposal to increase the size of the Ashton/Chatham Basin by 172%. The plan is to do this project in the fall and have it completed before the winter.

There are additional needs for the storm water issues including one between Greenhill Road and Chandler Drive near the Yardley homes. There is no resolution on this issue at this time.

#### Other Projects:

Community Center. Ed McFalls discussed the current interest rates on possible loans. George Earle discussed the status of the plans for the Community Center (CC). We received the final drawings from Lister. These drawings have been sent out to Weaver for them to update and finalize their bid for the project. A discussion was held on the timing of the Community Center expansion project. A vote was taken to put the project on hold for 90 days until we have additional information on the costs of the Stormwater Management projects. George Earle abstained.

Corinthian Services is beginning their work to repair the entrance walls (North, Main and East Gates) next week.

McDonough Tree Service removed multiple dead trees along 352 from the East Gate and south on June 14 and June 15.

## Committee Reports

Kim Morton reported on the Technology Committee. There was a brief review of some of the items listed in the email sent by Kim to the BOD on June 25, 2022. There was a discussion regarding the testing of red “panic” buttons and the security system. The majority of the items in the June 25, 2022 email are being deferred to a later meeting.

Ed McFalls and Kim Morton were trained on the email distribution system, Active Campaign. Ed will use the system to distribute items such as HM Board and HMMA meeting minutes. Kim Morton was trained on email distribution system as a “back up” person.

Kim Morton reported on the Document Review Committee. Ed McFalls met with Eddie and with Sharon Kope to review questions related to costs and fees at the CC. The DRC is scheduled to meet again on July 8.

Finance Committee. The committee met on Monday, June 27<sup>th</sup> with Library, Marketing, Gardens, Wood Shop and Sports Committees. The next meeting with Committees will be July 25<sup>th</sup>.

Security Committee. Marc Fraser reported on the condition of the Security Center and the fact that it should be rehabbed within the next several months as a result of ongoing wear and tear and the age of the facility.

Nature Group. The Nature Group sought an opportunity to discuss with Board members a reconsideration of the question of designating certain Open Space portions of HM as a Nature Sanctuary. A proposal is anticipated. The Nature Group also plans to submit a proposal for a wooden walking path/deck for bird viewing. The proposal will be reviewed upon receipt of a formal written proposal.

Jack Nilon reported on the Sports Committee. They are requesting that when the bocce and shuffleboard facilities are relocated provision be made for shade. Since the relocation effort will likely not be completed until early November, the provision of shade will be addressed before next spring.

Pool Committee.

Due to the fact that the pool closes (gates are locked) at 7:30 PM, residents must be out of the pool by 7:15 PM.

Old Business

Dog Adoption with Brandywine Valley SPCA (Katelyn Graybeal WCU project). There has been no further action.

Agreed that Kim Morton will present and explain the amendment to the HMMA Bylaws to allow a board member to hold the office of president for longer than 3 years.

New Business

The Board voted they would not cover the \$600 cost for the events (music and refreshments) at the CC Christmas tree lighting as they did not want to establish a precedent for supporting such activities.

The Master Association meeting date was changed from July 7 to July 6, 2022 at 3pm.

There are stormwater management issues impacting 1416 Springton from sources outside of Springton which will need to be reviewed.

John Myatt agreed to serve on the committee regarding the negotiation of the telecommunications contract serving Hershey's Mill.

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

The meeting adjourned at 4:30 PM.

Respectfully Submitted,  
Kim Morton