

Hershey's Mill Homeowners Association

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DRAFT – FINAL MA APPROVAL PENDING
Minutes of the Monthly Master Association Meeting
Via Zoom
June 2, 2022

Attendees: (A); John Myatt (B); John Groch (C); Sharon Rehwald (D); Gary Habbersett (E); Michael Pincus (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); Scott Henderson (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 3:00 pm.

The minutes of the May 5, 2022 Master Association meeting were approved as submitted.

UPDATE ON STORMWATER MANAGEMENT

Ed McFalls reviewed the status of the storm water management efforts. The spillway at the Jefferson retention basin is completed. There is a small sinkhole (depression) and Berg will return to check it. The broken pipe in Jefferson is in the process of being replaced (June 2-3). Work is finished on the Hershey's Drive Dam expansion. Dan Daley 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 basin. We submitted a request to Chester County for a grant of Federal stimulus funds for the foregoing projects (required to be shovel ready). We should hear in approximately 30 days.

COMMITTEE UPDATES

Finance-John Andrews

John Andrews reported on the Finance Committee. The committee met on Monday. They reviewed a number of spending projects, including stormwater management and expansion of Community Center and have been reviewing interest rates if we proceed with the Community Center expansion project.

CC Expansion-George Earl

We are still waiting on the final drawings, but sent out requests 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 most detailed and accurate. We have worked with Weaver before. George has asked Weaver for additional information and numbers. We will get more accurate numbers when we have the final drawings. There was a discussion about revising the additional parking area around the Community Center. The new proposed parking area would save money and provide almost the same number of parking spaces. George is working with John Andrews on

financing options if we proceed with the Community Center expansion. The MA will be asked to vote on the proposed financing options on the project in July or later this summer. Will consider solar panels at the Community Center in the future.

Projects Committee

Projects Committee is working on obtaining estimates for all projects which will then be reviewed with the MA. This will include review of CIF and Vision Quest funding.

Document Review Committee-Kim Morton

Kim Morton informed the MA that the Document Review Committee (DRC) is working on the finalization of the bylaws for the CC and fee schedules. Kim presented a draft of the Bylaws to the DRC and Sharon Kope of the CC Committee for review and comment. There are still ongoing discussions related to fees charged by the CC. The next DRC meeting will be June 14th and we anticipate approval of the CC Bylaws at that time and presentation to the Master Association Meeting at a following meeting. Included in the Board packet is a proposed amendment to the HM HOA Bylaws to address the removal of term limits for the President of the HM Board. This constitutes the 20 day notice and this bylaw will be voted on July 7, 2022.

Pool Committee-John Andrews

The Pool opened Memorial Day Saturday, May 28th. There is a small leak and they are investigating its source. The automatic chlorinator is being reprogrammed. Sunday hours will now have the same hours as the other days of the week, opening at 10:30am. Every other Friday will be a BYOB Happy Hour—NO glass containers. The rules are remaining the same this year as last year regarding the hours for children at the pool. Guest fees are \$50 for a multi-use guest ticket which includes 15 passes. It is only one “punch” on weekends (it used to be two punches).

OLD BUSINESS

Ed reported that Sunoco is requesting another bid for the wall fence.

SPCA Adoption event needed to be postponed. There is a phone call scheduled for tomorrow.

A vote was taken on the proposed Bylaw to address the language related to the use of the HM logo. The Master Association voted to approve the bylaw.

NEW BUSINESS

BOD Election. There are three Presidents of the HMMA running for three open seats on the Board, Karl Grentz, John Myatt and Tom Cassidy. These members can be voted in by acclamation at the July 7, 2022 meeting.

There was a Proclamation presented by Karl Grentz to Boyd Mackleer for his 28 years of service to the HMMA and Board of Directors.

There was a discussion about renters in Hershey’s Mill and options for language in Village Bylaws to limit renters. Each Village is in control of their own bylaws related to this issue.

There being no additional business the meeting was adjourned at 4:00 PM.

The next meeting will be conducted on July 7, 2022 at 3:00 PM via Zoom.

Respectfully submitted,
Kim Morton
Secretary