

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
August 4, 2022

The Board of Directors conducted its regularly scheduled meeting via Hybrid Zoom and Conference Room on Thursday August 4, 2022. Attending were Board members John Andrews, George Earle, Karl Grentz, Kim Morton, John Myatt, Jack Nilon and Tom Cassidy. Also present were Managing Agent Ed McFalls and Marc Fraser, Security Director.

The meeting was called to order at 2:13 PM by the President, Karl Grentz.

Stormwater Management. Ed McFalls discussed the options for solutions for the repair of the rotted pipes in several areas. Berg said that the option to excavate and replace may not always be doable. The MTC pipe within a pipe process also has challenges, such as access for heavy water/boiler truck. Shotcrete Concrete works for pipes that are 30 inches or larger. Ed is still reviewing all of the options and may use different options in different areas. Waiting for all of the bids to make final decisions.

The finalization of the Rec Area basin is a priority due to the schedule with Southwest Green. Dan Daley and Berg reps are working together on completion of the plan and proposal.

Yardley: The new inlet and pipe run bid has been received from Berg. Daley has not signed off on the "tail pressure" issue arising from a flat run of pipe leading to the basin. There is a bid for \$14,300, but that does not include time/material for gutter drain issues.

There was also a brief discussion about the slow flow of water at the 5th pond and increase in algae growth.

Other Projects:

Community Center. Temporary hold on the project remains. George has reviewed the drawings and found a few corrections to be made. Lister will complete the plumbing drawings. There are still some “stylistic” issues to be resolved that will effect the cost. Lister invoices will be sent to George for review.

Corinthian Services: They have been working on the East Gate walls and then will proceed to the North and Main Gates.

Keesey Electric has been working on miscellaneous lighting issues related to faults, new concrete bases, etc.

Committee Reports

Kim Morton reported on the Technology Committee. Email list from last month to be moved to later meeting and will be reviewed “item by item.”

The Technology Committee is working on the upgrade to the internet services/system in the Community Center. HMC-TV has approved our grant request for the upgraded system. The “electrical closet” was “cleaned out” to reduce the wires in that area.

The contract has been signed for the building of the new HM web page.

Ed still has an issue on the use of Active Campaign. He needs to meet with Sherry Kane to resolve it.

John Andrews reported on the Finance Committee. The committee met on July 25th with Technology Committee, Nature Group, Pool and Sullivan House. Bus and Community Center submitted written reports.

Preliminary work is being done on the annual Reserve update and the 2023 budget. Inflation rate at 9% will make for a difficult budget process.

Kim Morton reported on the Document Review Committee. The Committee has finalized the CC Bylaws and fee schedule. The Committee is scheduled to meet again on Wednesday, August 10, 2023.

Security Committee. Tom Cassidy raised the issue that alarm system connectivity must be considered when negotiating with telecom on any new

contract. There was discussion of a possible “double gate system” at entry gates to avoid 2nd car “tailgating in” at the entrances.

Tom also reported on the need to rehab the interior of the Security Center. Estimate for rehab is over a year old; will need to update estimate as we prepare to move forward.

Review of Marc’s memo on the use of the “warming room” during the summer. The Board voted that the warming room is to be used for the guards and pool staff only during the pool season (Memorial Day to Labor Day). The warming room can be used by others after the pool is closed for the season until the pool is re-opened in May. Voted that access to the “pool deck” will be opened when the pool is opened and locked when the pool is closed during pool season.

Nature Group.

The Nature Group submitted a grant request to HMC-TV for \$5,000 for the engineering costs for Boardwalk to and over Ridley Creek. That grant request was denied.

The Board voted to table any further discussion or funding of engineering and/or construction of boardwalk/bird watching platforms until other major projects, i.e. stormwater management projects, are funded and completed.

The proposed Article X Amendment will be submitted to the Document Review Committee.

Sports Group.

Jack Nilon, Karl Grentz and Ed McFalls reported on the Sports Committee. There are ongoing discussions with tennis regarding grooming of the courts and sand. We are going to do a “power wash test” for a small portion of one of the courts.

John Andrews reported on the Pool Committee.

The diving board base was removed on August 2, 2022. There is discussion about installing a railing on the step from the deck to the concrete patio.

Old Business

Sunoco: The wall and fence went up before we could add berm across the Williams pipeline easement, but in the end, that may prove more advantageous.

New Business

HMC-TV will sponsor the Christmas Tree Lighting party at the CC on December 4, 2022

HMGC had 3 loans totaling \$404,000. One was paid off in 2020 and the other 2 were paid off in 2021.

Board voted to loan \$200,000 to HMGC for 4 years at 4% interest.

The new Telecom Committee is scheduled to meet on August 9th at 10am.

We have consulted our attorney to advise us regarding a 503(c) corp for allowing tax deductible donations to HM amenities.

There was a discussion of the responsibility for fence maintenance above retaining walls at storm water management basins in certain villages. The fence is on the Village property. Agreed that we would share the cost of fence maintenance with Villages.

Discussed the option of a cell tower to be installed in HM. Agreed we would be interested in considering this further. Jack Nilon will pursue.

Question of "back up" for Eddie if he is unavailable at the Community Center. Calls should go to Security.

General discussion was held of liability form for serving alcohol when renting the Community Center and/or Sullivan House.

The next meeting of the HM BOD is August 25, 2022, at 2:00pm.

The meeting adjourned at 4:40 PM.

Respectfully Submitted,

Kim Morton