

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
August 25, 2022
DRAFT – NOT YET REVIEWED

The Board of Directors conducted its regularly scheduled meeting via Hybrid Zoom and Conference Room on Thursday August 25, 2022. Attending were Board members John Andrews, George Earle, Karl Grentz, Kim Morton, John Myatt and Tom Cassidy. Also present were Managing Agent Ed McFalls and Marc Fraser, Chief of Security. Dan Daley also attended a portion of the meeting to address stormwater issues. The meeting was called to order at 2:01 PM by the President, Karl Grentz.

Other Projects:

Corinthian Services: They have been working on the East Gate walls and will continue to work on the North Gate and Main Gate walls.

Community Center. Temporary hold on the project remains. George is still waiting on some of the final drawings and/or corrections.

Committee Reports

Kim Morton reported on the Technology Committee. Discussion regarding charging for emails sent to residents from outside individuals/groups. Agreed that if an individual/group is an outside individual/group, i.e., not a HM Committee and the individual/group is not sponsored by a HM Committee, there will be a \$250 charge for the email. Exceptions will be made if an individual/group is providing a free service to residents of Hershey's Mill, i.e., a program to assist veterans in obtaining veteran paperwork. The Board voted to permit the HM Technology Committee to charge \$500 a month for the listing of a Hershey's Mill home for sale in the For Sale By Owner section of the new HM webpage.

John Andrews reported on the Finance Committee. The Finance Committee is doing preliminary work on the annual reserve update and the 2023 budget. There have been 60 home sales so far in 2022. Ed McFalls reviewed the preliminary calculations for the proposed budget adjustments for 2023. The discussion expanded to the anticipated rate increase for our telecommunications contract and the negotiations of that contract.

Stormwater Management. Dan Daley from E.B. Walsh Engineers joined the BOD meeting to address some of the stormwater management issues in the following areas:

Ashton/Chatham basin. The proposal is to increase the size of that basin by doubling the capacity of the basin. They will also clean out silt and sediment. This will capture more water and slow the flow of water toward the Jefferson basin.

Jefferson retention basin. This basin expansion will not be completed until after the expansion of the Ashton/Chatham basin.

Sports Area. This project will be done in conjunction with the building of the new shuffleboard/bocce court area. It is anticipated that this work will be done in late September through early November.

Yardley: Dan reviewed the slope issue again at Yardley. He still does not have a proposed resolution. Ed McFalls discussed the options for solutions for the repair of the rotted pipes in several areas. Any pipe 30 inch or larger will use ProShot Concrete. Pipes that are smaller than 30 inches will use the SWERP system of pipe lining.

The Board endorsed all of the foregoing projects and will present these projects to the Master Association for approval of the spending parameters.

Kim Morton reported on the Document Review Committee. The Committee met on Wednesday, August 10th. The proposed Article X Amendment presented by the Nature Group was reviewed and approved. The Committee also met with Ed McFalls to discuss copying and storing of archived files as well as personnel planning in the event of an emergency.

Security Committee. Tom Cassidy reported on the Security Committee. The Board voted to do a test of a "double gate" system at the East Gate. The radar signs are up and working. Security has increased the number of radar signs. Tom also reported on a recent incident where Security responded to a medical emergency at a resident's home in which the resident who was in cardiac arrest received CPR and was shocked with an Automatic Electronic Defibrillator (AED) from Security personnel prior to the arrival of ambulance and Advanced Life Support personnel and transported to the hospital and saved. A similar situation with a long-term member of the MA did not have a successful result.

Nature Group

John Myatt reported on the Nature Group. They have asked for a meeting with Karl Grentz which will be scheduled. The Nature Group is planning to submit a proposal regarding a Nature Sanctuary. Maintenance suggestions will also be presented this fall.

Sports Committee.

Karl Grentz reported on the Sports Committee. September 16th will be the Pig Roast. Ed reported he spoke to McGinn regarding power washing and sand restoration. McGinn will not have time to power wash our courts but he could re-install the sand. Ed also spoke to Thunderwash. They will come and do a test power wash and will give a bid based on that test area.

Pool Committee.

John Andrews reported on the Pool Committee. Things are going well with the pool. We are losing some lifeguards as they return to school. Volunteers from the Pool Committee will help cover the check in desk for the remainder of the season. The social events (Happy Hours and Movie Nights) have been well attended. An event is scheduled for Labor Day Saturday. Pool Committee will do a review of any capital expenditures/needs at the end of the season.

Telecom Committee. John Myatt reported on the committee as part of the discussions on Finance Committee. It was agreed that John Myatt and John Andrews shall participate in all future email exchanges, phone calls and or meetings with Verizon regarding the proposed new contract.

Old Business

The Board voted to have Marc Frazer consult with the Office of Aging regarding ongoing concerns about a current resident.

The board reaffirmed that we are not allowing the bicycle access through the emergency access to Cornwallis

New Business

Discussion regarding allowing golf carts in the Rite Aid lot or behind Giant to the side lot. No action to be taken at this time.

The next meeting of the HM BOD is September 22, 2022, at 1:30 PM.

The meeting adjourned at 5:05 PM.

Respectfully Submitted,
Kim Morton