

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
September 22, 2022

The Board of Directors conducted its regularly scheduled meeting via Hybrid Zoom and Conference Room on Thursday September 22, 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, Chief of Security. The meeting was called to order at 1:30 PM by President, Karl Grentz.

Stormwater Management.

Sports Area. The finalized rec area basin has been approved by the township engineer but we have been advised the Township is looking into whether the area needs to be fully handicap accessible.

Yardley--Dan Daley is working on options for using an 18 inch pipe or a 24 inch pipe to take water away from the inlets behind some houses. Dan will provide a design and Berg will provide a cost on the two options.

Dan also had engineers do survey work around Ashton Chatham basin. They are also surveying the area around the East Gate to slow down water from parts of Inverness and Rt. 352 before proceeding under Brighton.

ProShot is planning to start their concrete lining project in late October. SWERP is planning to get started in about 4 weeks.

Other Projects:

Community Center. Temporary hold on the project remains.

The Art Group is seeking a dedicated storage space in the new Community Center. Karl will advise them that the new project is on hold and there are no other "reserved" spaces in the CC

With recent increases in interest rates, borrowing is getting more difficult.

Discussed replacement of “push buttons” pads with touchless pads on the front automatic doors at the Community Center. The Board approved the installation of touchless pads.

Corinthian Services: They have completed the working on the East Gate walls and the North Gate walls. Main Gate walls are next.

Need to replace the bollards on both sides of the Mill Road by Zephyr. We have received 2 bids and will be seeking a 3rd bid.

Committee Reports

Kim Morton reported on the Technology and Communication Committee. First flu and COVID vaccine event was highly successful. Another vaccine event will be held in October.

John Andrews reported on the Finance Committee. The Finance Committee met on Monday. John presented the draft 2023 budget. The proposed budget calls for a \$7.77 house/mo increase for the MA fees. The Board recommends the MA approve the 2023 budget as prepared by the Finance Committee. The Board also approved the CIF for 2023 to be increased to \$2393.64.

Ed McFalls reported on insurance. We have obtained additional insurance rates from competing companies. In order to hold down increases, the deductible would need to be increased to \$10,000. Each Village would need to change their Declaration to increase the deductible if it is currently listed as \$7,500. Different villages will have their insurances with different companies based on best rates for each Village.

Kim Morton reported on the Document Review Committee. The Committee met on September 14th. The Committee had a conference call with representatives of Rocket Flood Insurance to discuss potential options for the purchase of flood insurance. The next meeting will be October 17, 2022, at 10am.

Security Committee. Tom Cassidy reported on the Security Committee. The next meeting will be in October. Marc Fraser reported that there were two recent accidents in HM. Marc also reported on the double gate system to be tested at the East gate. Signage for the entrance is being finalized.

Nature Group. John Myatt reported on the Nature Group. The Nature Group was given permission to clear and expand an area at the end of the gardens to improve their pollinator garden.

Sports Committee. Karl Grentz reported on the Sports Committee. A successful Pig Roast was held on September 16th.

Pool Committee. John Andrews reported on the Pool Committee. The pool is closed, the cover is on the pool and the deck is now available to be used for other events. There was a recommendation for a railing for the step down area in the decking area.

Telecom Committee. John Myatt will contact Sherry Kane to determine the status of the contract with Verizon.

Karl created a Real Estate Committee. The committee had its first meeting with 18 realtors in attendance. The meeting was held jointly with the Marketing Committee. Another meeting is scheduled for December.

Old Business

Ed McFalls has been contacted again by Katelyn Graybeal regarding the SPCA event. The new proposed date is October 15th from 11am to 1pm.

New Business

Discussion and agreement to put signs at the Main Gate with an address of 1500 Greenhill.

There was a proposal to have an insurance representative come to HM to explain Medicare options and benefits.

The representative was also going to set up a free produce market to be held in the Pool Deck area. The Board agreed that a free produce market at the pool would cause excess traffic, trash and other potential problems. The Board recommended that we do not have the produce market but that we pursue having the insurance representative make a presentation on medicare plans and options. Karl and John Myatt will reach out to the insurance representative to discuss further options for a presentation.

The next meeting of the HM BOD is October 27, 2022, at 2:00 PM.

The meeting adjourned at 3:51 PM.

Respectfully Submitted,
Kim Morton