

***Hershey's Mill Homeowners Association***  
**1389 East Boot Road \* West Chester, Pennsylvania**  
**19380 – 5988**  
**(610) 436-8900 Telephone**  
**(610) 436-5162 Facsimile**

**DRAFT – FINAL MA APPROVAL PENDING**  
Minutes of the Monthly Master Association Meeting  
Via Zoom  
September 1, 2022

Attendees: Kirk Leighton (A); John Myatt (B); John Groch (C); Gary Habbersett (E); Michael Pincus (F); Karl Grentz (G); Frank Wiley (H/L/N); Penny Zimmerman (I); Kim Morton (J); Tom Cassidy (K); Mary Ellen Pernice (M); Bob Milano (O); Doug Sizelove (P); John Andrews (Q); John Hlis (R); Jack Nilon (S); Pete Thompson (T); Don Thompson (U); Dick Wright (V); Steve Stojowski(W); George Earl (Y); Ted Sikorski (Z); and Ed McFalls. Marc Fraser, Chief of Security, was also in attendance. Sherry Kane attended the meeting to present on the Verizon contract.

President Karl Grentz called the meeting to order at 3:04 pm.

The minutes of the July 6, 2022 Master Association meeting were approved as submitted.

**UPDATE ON STORMWATER MANAGEMENT**

Ed McFalls reviewed the status of the storm water management efforts and repairs to the rotted pipes.

Ed explained the different options to repair the rotted piping based on the size of the piping. Ed gave an explanation as to the different methods of repair. The Master Association approved the expenditures up to \$200,000.

The engineer (Dan Daly) is working on the proposals to increase the size of the Ashton/Chatham Retention Basin and the Jefferson Retention Basin. The Ashton/Chatham Basin may be able to be increased by 100% and will fall under the one acre of disturbance to simplify the regulatory approval process. The project will need to be accessed through Jefferson Village. The plan is to do the Ashton/Chatham project this fall and have it completed before the winter. The Jefferson Retention Basin will follow, hopefully in the spring of 2023. The Master Association approved the expenditures up to \$200,000.

The study of the Yardley water issue is ongoing. The tail pressure from the flat pipe on the last run remains an issue. There is water coming from across the north side of Greenhill Road. There is a design proposal that should resolve the issue, with the exception of a 100 year storm.

ORDER OF THE DAY:

## VERIZON AGREEMENT RENEWAL 2023-2028

Presentation by Sherry Kane on proposed Verizon 5 year contract renewal. The proposal provides for all who wish to upgrade to receive a new Router free of charge, higher internet speed (400 mgb vs. 150 today) and no increase in price for a sixth consecutive year though Verizon reserves the right to increase the price up to 5% annually in 2024 and thereafter. The MA voted unanimously to approve the proposed 5 year contract terms.

## RETURN TO STORMWATER MANAGEMENT ISSUES:

The MA approved increasing the Board's spending threshold limit for SWM issues only to an amount up to \$50,000.

A request was made for the Insurance Committee to get an estimate on flood insurance for the exteriors of those Hershey's Mill homes which might be susceptible to flooding.

## COMMITTEE UPDATES

### *Finance-John Andrews*

The committee met on July 25<sup>th</sup> with the remaining Amenity Chairs. The Committee has also done the annual review of the MA Reserve Analysis. They have also reviewed the first draft of the 2023 MA budget and will be making additional changes and corrections to the proposed budget. A proposed budget will be submitted to members of the MA by September 16, 2022 in advance of the required adoption the first Thursday in October.

### *CC Expansion*

George Earl discussed the status of the Community Center (CC) The drawings are almost 100% finalized. With regard to the parking lot, the revised concept is still being planned. The project remains on a hold until we have additional information on the planning and costs of the Stormwater Management projects.

Ed McFalls reported that the Sports Facilities area will be moved between September and November. Stormwater upgrades will be completed as part of the Sports Facilities project.

### *Document Review Committee-Kim Morton*

Kim Morton informed the MA that the Document Review Committee (DRC) finalized the bylaws and fee schedule for the CC. The DRC also approved the amendment to the Nature Committee bylaws.

### *Pool Committee-John Andrews*

The Pool had a fantastic season. This past week the pool had difficulty with staffing due to lifeguards returning to school.

## OLD BUSINESS

Pipeline. Trying to get the wall project adjacent to Quaker finished this fall.

NEW BUSINESS

Kirk Leighton commented that they had great success with KPI Enterprises for their roofing project in Ashton.

There was a question about the completion of landscaping on the outside of fence on Boot Road. Ed McFalls explained that there was a plan to replace all the trees along that area about 7 years ago, but the effort was put on hold due to the Sunoco pipeline project. It can now be reconsidered.

There being no additional business the meeting was adjourned at 4:37 PM.

The next meeting will be conducted on October 6, 2022 at 3:00 PM.

Respectfully submitted,  
Kim Morton  
Secretary