

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
October 27, 2022

The Board of Directors conducted its regularly scheduled meeting via Hybrid Zoom and Conference Room on Thursday October 27, 2022. Attending were Board members John Andrews, George Earle, Karl Greutz, 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 2:00 PM by President, Karl Greutz.

Stormwater Management.

Ed McFalls presented a list of projects and estimated costs for the projects as requested by the Finance Committee. The list also showed the items completed, in process or planned for a later date.

Sports Area. The finalized rec area basin has been approved by the township engineer. Dan Daley is scheduling a pre-start meeting with township and contractors.

Yardley--Dan Daley is working on options for an extension to the other side of Yardley Drive.

ProShot has completed work on 30" pipe and has wire meshed a long 42" pipe in Jefferson and has wire meshed a 42" in Franklin and will be applying Shotcrete to these two pipes next week. They will then proceed to tackle the 10 feet diameter pipe under Chander Drive below the HMGC clubhouse.

SWERP has recommended early November for the liner concept in the smaller diameter pipes.

Ed went to Springton today to review the stormwater management issues in that Village.

Other Projects:

Security Interior. The Board voted to endorse for MA's consideration the recommendation of the Finance Committee to proceed with the repairs and improvements to the interior of the Security building, not to exceed \$65,000.

George Earle proposed removing the metal grate ramp on the north side of the Community Center and replacing it with a concrete ramp. The Board gave tentative approval, pending review of costs and design.

Corinthian Services has completed work on the East Gate walls and the North Gate walls. They are now working on the walls at the Main Gate. They are also submitting proposals for the Sullivan House patio re-pointing and repairing walls around the Community Center.

Committee Reports

Kim Morton reported on the Technology and Communication Committee. The Committee is meeting with Don Trauger to discuss options for a multi-media meeting room in the Ardmere room and the equipment that would be necessary for this. More information to follow.

Work on the new web site continues. Research has been completed for the digital storage and more information will be presented. The plan is to begin this process in January.

The SKEDDA system has been updated to reflect all community activities, not just use of rooms.

John Andrews reported on the Finance Committee. The Finance Committee met on Monday. They requested an update the list of water projects (which Ed McFalls has provided). Plan to prioritize with other CC projects. The Finance Committee recommended proceeding with the Security interior repairs (which was also approved by the Board today). John also reviewed the account balances of many of the standing committees.

Kim Morton reported on the Document Review Committee. The Committee discussed the ongoing issue around charges for use of the Community Center.

Kim will meet with John Andrews to discuss fee schedules and possible proposed changes. At a future meeting, the Committee will review the HMMA bylaws for recommended updates. The next meeting is scheduled for November 21, 2022, at 10am.

Security Committee. Tom Cassidy reported on the Security Committee. The Board affirmed that the Security building will be upgraded. Security will be installing the double gate system at the East Gate. Marc will also get signs for the entrances with the addresses.

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. There was a discussion about the feeding of wildlife and mange among the foxes. It was agreed that the Marc Frazer article from the Guide and Digest regarding the wildlife will be sent to all residents as an email. Kim Morton will coordinate this with Sherry Kane.

Sports Committee. Karl Grentz and Jack Nilon reported on the Sports Committee. There was discussion regarding the reimbursements of certain expenses. Discussed possible power wash of tennis courts for next spring.

Pool Committee. John Andrews reported on the Pool Committee. The concrete decking area was “pumped up” where it was not level. Three handrails will be installed in the spring at the wide entrance to the large deck from the concrete pool apron.

Telecom Committee.

The committee is working with Verizon to work on the upgrade to 400K internet speed and planning the mass transition to the new routers and Fios One system (for residents who wish to transfer).

Old Business

Katelyn Graybeal was happy with the turnout at the SPAC event.

Danny Stowers suit arbitration completed. No decision yet.

New Business

The next meeting of the HM BOD is November 17, 2022, at 2:00 PM.

The meeting adjourned at 4:00 PM.

Respectfully Submitted,
Kim Morton