

***Board of Directors  
of the  
Hershey's Mill Homeowners Association***  
**1389 East Boot Road \* West Chester, Pennsylvania 19380 - 5988**  
**Minutes of Meeting**  
**November 17, 2022**

The Board of Directors conducted its regularly scheduled meeting via Hybrid Zoom and Conference Room on Thursday November 17, 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 2:00 PM by President, Karl Grentz.

Stormwater Management.

Ed McFalls presented a report on the status of the projects.

Yardley - engineer Dan Daley is still working on options for an extension of the proposed new drainage pipes to the other side of Yardley Drive. There will need to be an inlet on both sides of the road.

ProShot Concrete completed their initial work. They are now looking at giving us bids for other pipe runs.

SWERP. Ed's contact has left SWERP. He reached out to the company. They are regrouping, but have promised to honor pricing, but need to order supplies. They have promised to get us on their schedule. It may not be until next spring.

Other Projects

Southwest Green and Berg have started to work on the Sports Area. Berg is onsite now and doing stormwater management. There is going to be a meeting this week with the Sports Committee regarding "Phase 2" of projects to be completed.

List of "Projects from Spring"

We are not going to proceed with any geothermal projects at this time.

Marc Fraser reviewed use of meeting space and possible moving groups to other rooms to more efficiently maximize usage of space available.

A discussion ensued about the ongoing problem of meeting rooms being signed out and groups not using the room. A letter will be sent to property managers, Village presidents and other groups that use the Community Center requesting that if the room is not to be used, that the reservation be cancelled. We also discussed assigning rooms at the Community Center based on the size of the group.

Concrete Ramp at Community Center. Lister engagement agreement signed for the design of a concrete ramp to replace the rusted metal one.

Corinthian Services is now working on repairs to the Main Gate stone walls.

### Committee Reports

Kim Morton reported on the Technology and Communication Committee.

The Committee is working closely with Don Trauger to discuss options for improvements in the Community Center. Grant requests have been and are being submitted to HMC-TV. The new "For Sale By Owner" (FSBO) web site has been completed and is up and running. The Committee is working on the Holiday Parade and Decorations Contest.

Kim Morton reported on the Document Review Committee. Kim and John Andrews had a meeting with Sharon Kope to discuss the ongoing issues around charges for use of the Community Center and other fees. Kim and John are scheduled to meet with Sharon again in December. The Committee is also scheduled to review the HMMA bylaws for recommended updates. The next meeting is scheduled for November 28, 2022, at 10am. There was a discussion of revising the bylaws to request an audit annually.

Security Committee. Tom Cassidy reported on the Security Committee. Security will be installing the double gate system at the East Gate. Marc has received the new sign designs to properly instruct visitors approaching the resident only East gate. Approval was given by the MA for the repairs to the Security Center.

Marc reported that Protection Bureau has been bought and will be merging. We will now be licensing/contracting directly with Microkey.

East Goshen is more strictly enforcing that smoke alarm systems provide that if one smoke head activates, they all sound in order to obtain a Certificate of Occupancy. This is an issue if a home is being sold.

Marc reported they have been getting calls about "alarms beeping" in homes. It is coming from the Fios backup battery. It is now coming time to replace the Fios backup battery in homes that acquired one. Recommended that we send an email to all residents. Kim will contact Sherry to discuss the status of the FiOS battery and what steps to be taken on the replacement of new batteries and costs.

Marc has ordered signs for the entrance gates with the address for each gate.

Nature Group. John Myatt reported on the Nature Group. On advice of counsel, HMCTV cannot allow the use of its 501(c)3 status for tax deductible contributions to the Nature Group. It has been reported that there is currently a beaver in one of our ponds.

Sports Committee. Jack Nilon reported on the recent Sports Committee meeting. It was very well attended. Jack will attend the Phase Two meeting tomorrow about potential additional changes to the Sports Complex area.

Pool Committee. John Andrews reported on the Pool Committee. The new Pool Committee has been proposed for next year and approved by the Board.

Telecom Committee.  
Karl will follow up on the signed contract.

Old Business  
We are not going to take any action on looking into creating a 501(c)3.

#### New Business

Proposed increase in East Goshen budget and 40% millage. This will be an increase from 1.25 to 1.75%

The Township's Futurist Committee is looking for additional members. Karl will be sending out an email.

Need to send out an email to Presidents of Villages regarding ramps to homes needing to meet ADA and Township standards.

Landscape discussion meeting is scheduled for December 6th at 9 AM with HML.

Marc requested that a tree be taken down that is near Greenhill Rd and may be falling toward the road.

The next meeting of the HM BOD is December 15, 2022, at 2:00 PM.

The meeting adjourned at 4:18 PM.

Respectfully Submitted,  
Kim Morton