

***Board of Directors  
of the  
Hershey's Mill Homeowners Association***  
**1389 East Boot Road \* West Chester, Pennsylvania 19380 - 5988**  
**Minutes of Meeting**  
**January 19, 2023**

The Board of Directors conducted its regularly scheduled meeting via Hybrid Zoom and Conference Room on Thursday January 19, 2023. 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.

Peter Morris, Executive Director of Wellington, made a presentation to the BOD regarding the relationship between Wellington and Hershey's Mill. Wellington desires to increase that relationship. Wellington is offering to make their facilities, such as the indoor pool, use of the auditorium, etc. available to Hershey's Mill residents. Kim Morton will be the liaison between Wellington and Hershey's Mill.

**Stormwater Management.**

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

Yardley—Engineer, Dan Daley, and Ed McFalls are coordinating with EGT. Manager Derek Davis is reaching out to Duane for a response and trying to move this along. ProShot Concrete sent proposal for the run between Brighton to Ashton-Chatham basin. We need to look at other projects to be completed due to "mobilization" charges and plan to avoid paying this charge more than once.

SWERP. Mike and a colleague came out last Wednesday. They have re-measured some of the pipes. They have suggested they can get the 2 pipes done in February or March. Ashton-Chatham Basin. Engineer Dan Daley is reviewing the spillway design with Township engineers.

Ed is looking at additional pipe issues in the Franklin Village, some of which are likely MA responsibility.

**Other Projects**

Southwest Green remains on hold until better weather in spring 2023.

Projects Committee had a meeting this past Tuesday.

1. Status on CC improvements. Obtaining bids to make improvements to the CC.
2. Measurements have been done for the ramp replacement. It is being sent out to bid. George will create a list of the proposed projects and a rough estimate of their costs.
3. Discussing options for moving forward on shade design for recreational area.

## Fitness Center

The BOD voted to postpone a Fitness Center taking over the Cove area to allow for further study. This matter will be reviewed again in the fall.

PECO still has some work to do along Green Hill Road. They are replacing some poles and aerial wiring.

Aqua is seeking easement for its Main replacement program around much of the eastern side of the community which will likely not be accomplished until at least 2025.

## Committee Reports

Kim Morton reported on the Technology and Communication Committee.

The Committee is working on the mass transition to the upgraded router and Fios One for residents that are interested. They are starting with Ashton and Zephyr. There has already been one presentation for residents to explain what will occur during the transition with more meetings scheduled. Reports from the first presentation were very positive. Based on responses to a recent survey, the Committee will be scheduling training seminars on technology topics, such as use of your iPhone. An instructor will be hired for these classes and participants will be charged \$10 for these two-hour training sessions.

Kim Morton reported on the Document Review Committee. The Committee had to postpone its last meeting. They are scheduled to meet on January 24th at 10am. The Committee has not received any requested revisions to the HMMA bylaws. DRC will review the one-page document drafted by the Marketing Committee that addresses the "top issues" for buyers to know. Kim will draft language for the Bylaws related to "Flea Markets/Yard Sales" within HM.

Security Committee. Marc Fraser reported on the Security Committee.

The renovations to the Security Center will begin February 6th. The North Gate exit gate failed and needs to be replaced/repaired.

The double gate at the East Gate will be installed but it is being delayed to employ on hand for that purpose to replace the failed exit gate at the North Gate.

We will be getting several more radar speed limit monitors.

Nature Group. John Myatt reported on the Nature Group. The Nature Group applied for and received a grant for the planting of seedlings. There were questions as to whether the grant had any restrictions regarding the plantings.

Sports Committee. Jack Nilon reported on the Sports Committee meeting.

Paddle tennis requested an expanded decking platform. Nature Group has raised concerns. There are no plans to expand the decking platform at this time.

Pickleball requested to convert a shed to a warming room. A project like this would require plans and a building permit. No action is being taken by the BOD at this time. Pickleball will be advised to submit plans and a proposed budget if they wish to proceed. Pickleball will also be advised that they will need building permits for a project of this nature. No additional funds are being budgeted for this project from MA funds.

Paddle requested improved, brighter court lighting. Tests show the court lighting is deficient. Ed McFalls has requested another bid for increased lighting.

There have been complaints about lights remaining on at Paddle even when they are not in use. Asked that lights be on a motion detector or a timer so that they do not remain on for extended period of time.

## **Old Business**

Sunoco – No further action at this time. Having difficulty with the new attorney from Sunoco. We are reaching out to the Sunoco rep to try to get some of these matters moving.

## **New Business**

Deb Dorsey Shred Event will be scheduled for April 22, 2023. There were concerns about any construction in the recreation area. This should not cause any problem with the shred event. If there are issues, the truck can be moved to another area.

The next meeting of the HM BOD is February 23, 2023, at 2:00 PM.

The meeting adjourned at 3:50 PM.

Respectfully Submitted,

Kim Morton