

Hershey's Mill Homeowners Association
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DRAFT – FINAL MA APPROVAL PENDING
Minutes of the Monthly Master Association Meeting
Hybrid – In-person in Ardmore Room and via Zoom
January 5, 2023

Attendees: (A); John Myatt (B); John Groch (C); Sharon Rehwald (D); Gary Habbersett (E); Michael Pincus (F); Karl Grentz (G); Frank Wiley (H/L/N); Edward Issellman (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); John Barsottini (T); Don Thompson (U); Dick Wright (V); Steve Stojowski(W); George Earle and Rex Cassel (Y); Joe Rafferty (Z); and EdMcFalls. Marc Fraser, Chief of Security, was also in attendance.

President Karl Grentz called the meeting to order at 3:00 pm.

The minutes of the November 3, 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. Proshot Concrete completed work lining 3 pipe run in Jefferson, one from Franklin to the 9th hole pond and the 10' diameter pipe crossing Chandler below the HMGC.

Proshot has bid on runs from Brighton to the Ashton-Chatham basin.

SWERP liner repair for smaller diameter pipes is delayed until February or March. They are coming next Friday to measure one repair in Jefferson and the other coming out of Eaton going to the 9th hole pond.

The engineer, Dan Daley, completed the design of the expansion of the Ashton/Chatham Retention Basin. May need to revise design and possibly create a spillway. Will need to review the design with EGT.

Basin by East Gate should be addressed in March 2023

The Yardley tail pressure issue is ready to be addressed and has been submitted to EGT for review and permitting.

COMMITTEE UPDATES

Finance-John Andrews

The Finance Committee review updated list of the SWM projects. The Committee also discussed costs related to other possible projects, such as use of the Cove as a fitness center and possible expansion of the pavilion at the pool to enclose a portion. This would also result in the need to make some modifications to the Warming Room and the Office. These are early stage discussions, and no action has been taken at this time, but

the Board is committed to accomplishing this efficient test of whether Hershey's Mill residents will utilize a modest fitness center on-site.

There was a general discussion regarding the use of the Cove for a fitness center, purchase/maintenance of equipment, and potential costs. This continues to be a "work in progress" with options still open for discussion.

CC Modifications

We have engaged John Lister to prepare plans for a new concrete ramp to replace the corroded metal one.

Document Review Committee-Kim Morton

Kim Morton requested input from the MA regarding a revision to the bylaws to prohibit individual yard sales within Hershey's Mill. It was agreed that an addendum to the HM Bylaws will be drafted to prohibit individual yard sales.

This will not prohibit estate sales. There was also discussion of the possibility of holding an annual HM yard sale for residents only, not open to the general public.

The DRC has been asked to consider a bylaw amendment to require all of our financial statements to be audited within a specific timeframe.

Pool-Ed McFalls

New handrails (3) are ready to be installed between the wood deck and stepdown area to the concrete.

OLD BUSINESS

Sunoco Pipeline. Sunoco's new attorney has not been very cooperative. There are ongoing discussions regarding items that still need to be completed.

House Bill 1795 does not apply to Associations with less than 500 homes so no impact in Hershey's Mill.

NEW BUSINESS

February MA meeting will be postponed until February 9th.

Paddleball Courts. Three years ago the lighting was converted to LED at the Paddleball Courts. There has been a request to replace the lighting with something providing much brighter light. Ed is arranging for light level measurements to compare against standards for recreational paddle play.

The Sports Committee is sponsoring a Food Drive to benefit the West Chester Food Bank. There will drop off centers at the Community Center, Pickleball Courts and HMGC.

The HM financial statement is in the process of being audited.

The Woodshop held a sale the first two Saturdays in December to sell items made by Woodshop members. They sold \$4,000 of items and donated \$2,000 to the Food Bank.

Tom Cassidy reported that the double gate at the East Gate will be installed. The plan is to have it installed by the end of January.

The Security Center is scheduled for needed interior repair and renovation in February.

New address signs have been ordered and are scheduled to be installed.

There being no additional business the meeting was adjourned at 4:17 PM.

The next meeting will be conducted on February 9, 2023, at 3:00 PM.

Respectfully submitted,

Kim Morton
Secretary