

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
April 27, 2023

The Board of Directors conducted its regularly scheduled meeting via Hybrid Zoom and Conference Room on Thursday, April 27, 2023. Attending were Board members George Earle, Karl Grentz, Kim Morton, John Myatt, Jack Nilon and Tom Cassidy. Absent and excused was John Andrews. Also present were Managing Agent Ed McFalls and Marc Fraser, Chief of Security. The meeting was called to order at 1:00 PM by President, Karl Grentz.

Stormwater Management.

The plans for the Ashton-Chatham basin were sent to the township engineers last week. Karl Grentz signed the Verizon Jefferson Pond line relocation agreement by which a FIOS line will be relocated out of the way of the intended pond expansion. We have not been given a date as to when the line will be relocated.

Other Projects

Southwest Green resumed work on rec area on Saturday. It is expected to take 3 weeks to complete.

Projects Committee.

We have received a bid from Kerry Concrete for the Community Center ramp. We are still waiting for a proposal from Corinthian.

The shade pergolas for the recreation area are due to be completed on May 10. The Board will investigate installing a sod apron around the bocce courts and shuffleboard court to hasten use and seeding the remaining area.

Committee Reports

Karl Grentz gave the report on the Finance Committee.

Finance Committee met on April 20, 2023. There was a brief review of the notes from the Finance Committee Meeting of April 20, 2023.

Kim Morton reported on the Technology and Communication Committee. The Verizon Fios upgrades continue, village by village. The Committee is continuing to do live and Zoom presentations on how to prepare for the upgrade. There are no more "call ins" for scheduling. Verizon is now initiating calls and there is a code that will be used and changed weekly.

Kim Morton reported on the Document Review Committee. The Committee met on April 25th. The bylaws are being updated to include the Document Review Committee as a standing committee. Bylaws are also being amended to clarify the responsibilities of committee chairs and liaisons to committees. The Board reviewed the document related to the creation of the HM Maintenance Focus Committee and made certain recommendations for changes to “goals”. It was agreed the wording will be changed by Ed McFalls and he will forward the revised agreement back to Kim for submission to the Technology Committee for distribution to HM residents.

Security Committee. Marc Fraser reported on the Security Committee.

Marc reported on the update to the repairs and renovations to the Security Center. They are now finalizing the “punch list” items.

Prior to the installation of the East Gate double entrance, the power system broke and had to be repaired. They are still doing work on the double gate entrance system and have made some revisions to the original plan. It will be approximately two weeks before the double gate system will be completed.

PECO has also been involved in the East Gate system as there were issues with the electric system.

We are one year past our normal 3 year patrol vehicle replacement program. There have been increased expenses on the current patrol vehicle due to repairs. Marc is reviewing additional options for vehicle replacement (including the option of a pickup truck) to be completed over the next several months.

There was a discussion of options on how to provide information regarding potential resources for HM residents who may be in financial and/or medical distress situations? The BOD agreed to create an ad hoc committee to review these issues in an effort to provide residents with information on services that may be available. This issue will be presented to the MA at the next MA meeting to request volunteers to serve on the committee.

Nature Group and Garden Group Committee Reports given by John Myatt.

There was a request that a porta potty be placed near the garden area. The BOD approved the request. John Myatt and Marc Fraser will meet at the garden area to determine an appropriate location for the porta potty. It was requested by the BOD that the porta potty be green or tan in an effort to blend in with the environment.

The Garden Group has requested to convert the first garden lot on the right as you enter the Garden Area in to a water garden. The BOD approved.

The Nature Group will be requesting they be permitted to plant native plants in the berm area along 352 alongside the GHSA sprayfield near Merrifield. This is the area where some of the trees and ground cover have been removed. The Nature Group will be giving a proposal to the BOD within the next several months regarding this request

Sports Committee. The Sports Committee report was given by George Earle.

There was a suggestion to name the rec area, “The Village Green.” The BOD approved.

Pickleball asked to remove the ornamental grasses/shrubs between the pavilion and the shed. The BOD directed George to have further discussions with the Committee as to their reason for the request and future plans for the area.

Paddleball requested the pool shed be moved in order to better their viewing of the court from the viewing room. George will meet with the committee to discuss potential location and costs.

Pool Committee. The Pool Committee report was given by Ed McFalls.

Review of the fan and lighting proposal for the pavilions was approved by the BOD.

Pool Manager Tim McElhiney requested to upgrade the pool cleaner which will be paid from the Pool Committee budget.

There was a request to replace 4 Tropitone umbrellas through the pool fund (\$2954) and the Pool Committee agreed to pay for these through their fund. The BOD provided its approval since the expenditure exceeded the \$1,000 threshold.

Old Business

The Managing Agent has been working with Get Refunds.com to pursue a tax refund from Covid Employee Retention Program. Submitted application. We'll see if HM HOA is approved.

Re-stripping roads and parking areas to be scheduled in the next 2 weeks.

New Business

None

The next meeting of the HM BOD is May 25, 2023, at 2:00 PM.

The meeting adjourned at 3:35 PM.

Respectfully Submitted,
Kim Morton