

***Board of Directors  
of the  
Hershey's Mill Homeowners Association***  
**1389 East Boot Road \* West Chester, Pennsylvania 19380 - 5988**  
**Minutes of Meeting**  
**May 25, 2023**

The Board of Directors conducted its regularly scheduled meeting on Thursday, May 25, 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.

**Stormwater Management.**

The Ashton-Chatham basin expansion project is underway and is expected to last about five (5) weeks.

The Jefferson Pond expansion project is being modified. A big tree that was being "saved" in the original plan is now dying and will be removed as part of overall project. Twelve trees will be removed. The Jefferson project will be staked so that Verizon can determine where to move its cable. Attempting to get permit ASAP so trees can come down. This will be the area where the dredged material from the existing pond will be placed as a dry out area before it is moved off site.

Ed McFalls presented updated SWM schedule with new costs.

**Other Projects**

Southwest Green completed work on the new bocce courts and is moving toward completion but the tiles for the shuffleboard courts will not arrive in time for Memorial Day Weekend events.

**Projects Committee.**

Kerry Concrete has been very busy and think they are about a month away from the Community Center ramp.

**Committee Reports**

John Andrews gave the report on the Finance Committee. They reviewed the SWM projects and updated costs. The Board voted to submit a grant request to Channel 20 for the Community Center office to be relocated/built in the Community Center. There was a discussion about the budgets for the Committees and review on spending by Committees going forward.

Security Committee. Marc Fraser reported on the status of double gate system at the East Gate. Agreed to keep the East Gate working as a single gate through the holiday weekend.

The renovations are completed in the Security Center. Marc is still reviewing options for the new security vehicle. No final decision has been made at this time.

Kim Morton reported on the Technology and Communication Committee. The Verizon Fios upgrade is almost complete. On June 12<sup>th</sup>, Verizon will begin the second time to complete upgrades on homes that were missed during the first time through the villages. The Committee is proceeding with establishing Hershey's Mill HOA email addresses for Committee chairs. Committee chairs can determine who (chair only vs the entire board) shall receive access to their committee emails.

Kim Morton reported on the Document Review Committee. The Committee met on May 8<sup>th</sup>. They finalized language for the bylaws 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 Committee will meet again on June 5<sup>th</sup>.

Jack Nilon reported on the Community Center. There was discussion about the relocation of the Community Center office back to the Community Center. We discussed possible locations for the office. The new office will be located in the foyer/lobby area of the Community Center.

Kim Morton reported on the Ad Hoc Committee for developing contacts for agencies to help HM residents in need of assistance due to financial and/or medical distress situations. This issue will be presented to the MA at the July MA meeting to request volunteers to serve on the committee.

Nature Group and Garden Group report was given by John Myatt. The porta potty will be installed.

Sports Committee. The Sports Committee report was given by George Earle. The recreation area is almost completed and will be ready for Saturday with the exception of the tiles for the shuffleboard area.

Pool Committee. The Pool Committee report was given by John Andrews. The fans have been installed. The lighting is pending and may be completed by Friday. The 4 Tropitone umbrellas were ordered but may not arrive until late July. The pool is ready for opening for Memorial Day Saturday. There was a discussion of the pool being handicapped accessible. It was determined that the pool is reasonably accessible via the stairs and railing. There was a discussion about former Hershey's Mill residents who have moved to Wellington being permitted to use the HM pool/other amenities at HM. It was re-affirmed that we will continue with this process.

#### 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 have started this process but it will take some time before determining if we are eligible.

#### New Business

The four current board members who were up for re-election were the only candidates to submit Candidate Forms for the BOD positions. The deadline to submit candidate forms has passed.

IGS Electricity Agreement discussion regarding renewal of rate. The BOD proposed to go with a 28 month contract. Ed McFalls will discuss with Greenhill Sewer and other users who are parties to the group agreement.

Kim Morton requested that the grass around the lagoon be mowed.

Tom Cassidy reported on the Maintenance Committee Focus group. They are compiling a list of requested projects. The main concern at this time are Comcast boxes that were not previously removed and/or Verizon towers that are no longer being used.

The next meeting of the HM BOD is June 29, 2023, at 2:00 PM.

The meeting adjourned at 4:11 PM.

Respectfully Submitted,  
Kim Morton