

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

July 27, 2023

The Board of Directors conducted its regularly scheduled meeting on Thursday, July 27, 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 2:05 PM by President, Karl Grentz.

Stormwater Management.

The Ashton-Chatham basin expansion project has been completed. The Ashton-Chatham Basin successfully held the 3" rains on Tuesday. While the rain is helping the grass on the berms, it is not helping on the bottom of the basin and the seed has rotted due to being submerged essentially since it was laid down. We will be re-seeding in order to get the grass to germinate on the bottom of the basin. They are installing some larger stone on the 15th green side in an effort to avoid having the stone blown out by the stormwater surge from Ashton.

The Jefferson Basin expansion project will have to wait for the grass to be growing on the bottom of the Ashton-Chatham project. We also need to wait for dry weather to start to pump down the Jefferson Basin and for drying of the silt. The application for the project was submitted to EGT. Berg is waiting to start the project as soon as application is approved.

The Board reviewed Pro-shot vs SWERP for lining pipes from Brighton to A-C basin. The Board voted to go with Pro-Shot for concrete lining of lower half of the pipe.

Projects Committee

Community Center ramp concrete completed. The Board reviewed a railing proposal. Railing necessary for ADA code. Ed will do some final price comparison and has been given approval to proceed. Pole light was moved to other side of ramp. Base of the pole light was rotted.

Ed is seeking a proposal to add drainage and additional woodchips in the Dog Exercise Area (DEA) to mitigate standing water and consistent wet conditions. HML is working on a proposal.

Committee Reports

Finance Committee. John Andrews gave the report on the Finance Committee. Finance Committee meets next Monday with the Technology, Community Center, Gardens, Pool, Sullivan House and Landscape Committees. Finance Committee will investigate putting some of our money in higher yield savings and/or money market account.

Technology and Communication. Kim Morton gave the report for the Technology and Communication Committee. Verizon is finalizing the router conversions. The Committee was asked to obtain the HMHOA domain name and are in the process of acquiring it.

Document Review Committee report was given by Kim Morton. The committee did not meet this month and currently have nothing pending. A meeting will be scheduled, as needed. Bylaws amendments were approved at the July HMMA meeting.

Community Center. Community Center report was given by Jack Nilon. We reviewed the proposed fee schedule for renting the Community Center. This proposal will be submitted and reviewed by the Finance Committee on Monday. We reviewed and discussed the proposed construction of an office on the upper floor of the CC. Ed will be getting a proposal on costs.

Security Committee. Marc Fraser reported on the status of double gate system at the East Gate. Things are functioning well there, and Marc has gotten a lot of positive feedback. All tailgating attempts at the East Gate have been eliminated. Discussed the option and cost of installing a double gate at the West Gate. The Security Committee will discuss at their next meeting. There have been some incidents with kids riding bikes in HM. There was a general discussion about fishing in ponds within HM. Children must be with a HM resident. HM residents and children, 16 years and older, must have a fishing license.

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 was presented to the MA at the July MA meeting and Kim received volunteers to serve on the committee and will be scheduling a meeting for September.

Nature Group and Garden Group report was given by John Myatt. The Nature Group has requested signs regarding mowing (spray fields, Lagoon berm and pipeline area). They have been working more effectively with HML on the mowing. There was a discussion on the effect of honey bees on the serpentine barrens. They have asked for consideration of different areas for the bee hives for 2024.

Sports Committee. The Sports Committee report was given by Ed McFalls. Dave Nagurney has requested a price for an electric line at

the pickleball pavilion to be extended to the tennis court pavilion for a fan to be installed. Ed McFalls is getting a price.

Pool Committee. The Pool Committee report was given by John Andrews. The Pool Committee met last Monday. The pool is doing well. The pool had to be closed a few days for the Canadian fires and smoke. They are going to try to increase the number of tables and chairs in the pool area for next season. They are working on some minor revisions to the pool rules.

Maintenance Committee. The Maintenance Committee report was given by Tom Cassidy. HML has been straightening the crooked stop signs. HML is going to clean off dirty signs (as time permits) with a cleaning mixture. There was a discussion regarding widening and repaving the walking trail along Quaker and obtaining pricing. There was discussion of replacing/repairing the Comcast and Verizon boxes that are damaged.

Old Business

Ed McFalls is still working with Get Refunds.com to pursue a tax refund from Covid Employee Retention Program. They call every month.

Lights have been installed at the 352 and Green Hill intersection sign. There is ongoing discussion about replacing the HM sign at Greenhill and 352.

Aqua is pushing for an easement for water main replacement. This is a project that will not take place for two years. The concern is that we have been unable to reach an agreement on how to assure the acceptable terms for repaving of roads disturbed by the project.

There was a discussion of possibility of obtaining insurance in the event of the failure of the supply and discharge water lines beyond the

meters. The question was group insurance for a Village vs individual insurance.

Sunoco filed seeking a release of bond for work done on HM site. HM will not agree and is requesting a Court hearing to make the case for money due to HM HOA and Quaker HOA. We need to file an Answer to the request for the release of the bond.

New Business

Blosenski service issues. There was a discussion to seek reimbursement for missed trash pick-ups. The Board decided to set up a sub-committee to review the contract and set up a meeting with Blosenski to discuss reimbursement.

Insurance agent, Kevin Snakard. Marketing efforts and deductible amendments. Snakard asked how many villages have adopted the amendment to change the deductible and the issue of a curative amendment vs a general amendment. General discussion of how to pass a Village amendment to change the language regarding deductible. Most HO-6 policies will cover more than \$10,000 in building coverage to cover the deductible.

Travelers has issued a non-renewal letter to HM HOA. Ken Schultz said they did the same thing last year and then they "came around" and we got coverage.

Sale of HM Honey. There was a zoom meeting with the company to do the gathering and packaging of the honey. Requested to see all health requirements and permits. Kim will draft a proposal on how to market and sell the honey.

The next meeting of the HM BOD is August 24, 2023, at 2:00 PM.

The meeting adjourned at 4:30 PM.

Respectfully Submitted,

Kim Morton