

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
August 26, 2019

The Board of Directors met at the administration office in the shopping center. Attending in person were Board members Bob Bronner, Karl Greutz, Boyd Mackleer and Dennis O'Leary while George Earle participated via speaker phone. Also present was Managing Agent Ed McFalls. The meeting was called to order at 2:00 pm by the President, Karl Greutz.

Present at the beginning of the meeting were Jenn Carrol and Steph Gilmour from Big Brothers and Big Sisters to address the Board about a program called Beyond School Walls where 25 youngsters from a given elementary school would be mentored one on one by an older adult over lunch and through a brief activity. The program calls for 2 visits a month through the school year. The program cost for bussing of students and BB/BS staff is \$37,500 per year. An area business donates the cost for the first year, but then a source for future funding would need to be identified. After the presentation, the Board discussed the matter, and without an identified source of the funding, did not feel it was appropriate to initiate the program at Hershey's Mill.

The recent letter distributed by Hershey's Mill Landscape senior management was discussed. The letter outlined HMLD's plan to adjust its specification to provide for 3 pre-emergent treatments through the year to address the effects of two years of excessive rainfall, and to have a plan for improved hand weeding. The managers are seeking opportunities to meet with village councils to share their plans directly with the councils and landscape chairs in each village. The Board was unanimous in its support for recommending to the members of the MA that the MA renew its four year agreement with HMLD with the 1% increase for 2020.

The Board discussed a number of issues associated with the pool. The Pool Committee will meet shortly after the close of the season, discuss how the season went, review some issues that arose and develop some recommendations for the Board's consideration. One issue that the Board spent significant time discussing is what to do when some one owns a HM home, pays the quarterly assessments, rents their home to another person/family, but lives locally and would like to utilize the amenities (pool, tennis, pickle ball, etc.). After some consideration of alternatives, the Board decided that in this situation, the local owner will have access to the amenities, and if the renter would also like to use the amenities, the MA will bill the renter through the owner \$200 per year for this privilege.

Ed McFalls discussed with the Board that he has met with a couple of residents with particular interest and experience in bulk purchase of electricity. They and several independent brokers have suggested that if the residents of Hershey's Mill pooled their purchase of electricity from a single low bidding supplier residents could possibly save \$10 to \$15 per month in lower energy costs. Written explanations will be sought or developed to review with MA members to see if there is interest in pursuing such a practice.

Ed reviewed with the Board Sunoco Logistics apparent plan to pursue a double pipe pull back of pipe assembled (welded, coated and tested) in front of the shopping center to be pulled from there up to the 202 drilling location. Sunoco is seeking East Goshen and West Goshen Township permission to work around the clock for about 40 hours during the actual pulling of the pipe through the bore hole to avoid the risk of a potential collapse of the bore during overnight cessation of work. East Goshen has scheduled a public meeting at Fugett Middle School for the evening of Thursday, September 19th to hear from Sunoco and any residents wanting to voice their opinion. Township residents within 500 feet of the working sites will likely be offered hotel accommodations for the couple of days of around the clock operations.

Bob Bronner, chair of the Finance Committee, reviewed a first draft of the Master Association's proposed 2020 budget. Most line items remained unchanged with the few modest adjustments – not all of which are yet finalized due to other entity decisions – result in a forecasted increase of just \$2.18 (or 1.18%) in the MA assessment for 2020.

In other business, the BOD:

- Discussed an update on the acquisition of Active Campaign software to provide for broader e-mail communications from the MA, village councils, amenity groups, Security, etc. – the roll out will take a few months;
- Reviewed a final BOD Liaison list from President Karl Grentz;
- Discussed possible revised meeting schedules for Finance Committee, Board and MA and will review with the MA;
- CC Elevator plans are being updated for the Canton Elevator;
- CC Office possibilities are being discussed;
- Received a report on the status of village council's actions on the insurance renewal proposals for each village and the Insurance Committee's recommendation that all villages accept the renewal proposals – so far all responding village's are renewing;
- Discussed a number of issues associated with the HMSG;
- Received the managing agent's report on his review with some village representatives of drainage issues that are impacted by stormwater from outside this particular village;
- Approved a proposal from HMLD for installation of rip rap stone and select planting to finish off the new guardrail at the new walking trail in the vicinity of the Wood Shop;
- Approved a proposal from Lyons & Hohl for a drainage inlet and pipe to the Ridley creek to address the runoff of water from Chandler Drive into Kennett Village;
- Received a request that is brought up almost every year about keeping the pool opened longer into September, but reiterated all the reasons such a practice was discontinued back in 1985;
- Received a couple of reports of Copperhead Snake sightings in 2 different villages and simply want to alert residents to be cognizant we all live in a setting with open space rife with wildlife;

The monthly FYI reports from the Finance Committee, Bus Activities and Security reports were reviewed and discussed.

The meeting adjourned at 4:25 pm.

Respectfully Submitted
Ed McFalls