

Hershey's Mill Homeowners Association

1389 East Boot Road * West Chester, Pennsylvania 19380 – 5988

(610) 436-8900 Telephone

(610) 436-5162 Facsimile

DRAFT – FINAL MA APPROVAL PENDING Minutes of the Monthly Master Association Meeting September 12, 2019

Attendees: (A); L. Browning (B); K. Fleming (C); B. McKinney (D); D. O'Leary (E); J. Keeley (F); K. Grentz (G); R. Rasmussen (H/L/N); B. Mackleer (I); S. Friedrich (J); T. Cassidy (K); Linda Lowe (M); J. Poling (O); D. Sizelove (P); J. Andrews (Q); J. Hlis (R); P. Dentone (S); B. Mertz (T); J. Bradley (U); Dick Wright (V); B. Cotner (W); R. Cassel (Y); B. Bronner ; (Z) and E. McFalls.

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

The minutes of the July 11, 2019 Master Association meeting were approved as submitted.

Karl announced his appointment of a new ad hoc Technology Committee. Bill and Sherry Kane were introduced and then made a presentation about what the new committee would study and pursue. They asked all presidents assistance in identifying qualified, prospective committee members. They reviewed their charge – to keep Hershey's Mill on the leading edge of 55+ communities. They expect to groups investigate The Internet of Things, energy issues like solar panels and wind turbines, and bulk energy purchase. They reviewed the MA's plan to use the Active Campaign e-mail messaging platform to allow for better communication throughout Hershey's Mill.

Ed McFalls spoke to the completion of the major roadway drainage and rehabilitation effort in the vicinity of Merrifield and Chatham villages. Other re-surfacing work was accomplished between Lincoln and Vassar Villages, and curbing was added adjacent to sections of Brighton, Kennett and Oakmont. At Kennett, a low spot in the roadway was identified as a source of future problems, so Mike Burkholder recommended and the Board approved installing an inlet with pipe to cross Chandler and discharge into the wetland adjacent to the Ridley Creek below Heatherton.

Karl referred to the Board Liaison List he had distributed via e-mail. Boyd Mackleer reported on the formation of a Document Review Committee of himself, Dennis O'Leary and Kim Morton. The committee plans to review all operative documents of the Master Association including those governing the various amenities. Dennis O'Leary then reported on a September 4th Pool Committee meeting which reviewed the operations of the Pool through the summer season.

The Committee was very pleased with the operation, cleanliness and use the pool. Of particular note was the effectiveness of the computerized sign in system. He relayed a number of interesting statistics about numbers of residents using it, visitors, etc.

Ed McFalls noted the status of the Sunoco drilling along Boot Road reporting that the pilot hole from 202 to Wellington was complete and the reaming process is underway. Sunoco has made a request

to East Goshen Township to allow 24x7 operations over a couple of days period in order to accomplish a double pull-back of both the 16" and 20" pipelines at the same time. The Township is holding a public meeting at Fugett MS on Thursday, September 19th to allow citizens to comment on this request. If not granted the ability to work 24x7 during the pull-back, Sunoco estimates the effort would be spread over 5 to 6 days but risks a possible compromise of the borehole during the nighttime shutdowns.

Bob Bronner then reported briefly on the status of the preparation of a 2020 MA Budget. The assessment in 2019 is \$184.86. The Draft Budget contemplates a fee increase of \$1.98 for 2020. Bob explained some of the increases contributing to this modest increase. Bob also reported that the new HM Bus has arrived at the dealer's shop in Harrisburg.

There being no additional business the meeting was adjourned at 3:40 pm. The next meeting will be conducted on Thursday, October 3, 2019 at 3:00 pm in the Ardmore Room at the Community Center.

Respectfully submitted,

Ed McFalls
Secretary Pro Tem