

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
October 31, 2019

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

The Hershey's Mill Landscape management team has been meeting various village councils and obtaining signatories for the 2020-2023 contract extension. Everyone has become very interested in the Spotted Lantern Fly issue. The Board will have a Special Meeting with an Arborist (John Hosbach) to discuss if there are any practical ways to combat the invasive pests.

Karl reported on the implementation of the Active Campaign e-mail distribution platform saying the process has been somewhat delayed by the gathering of additional e-mail addresses and the building of various groups (individual villages, HMSG, other interest groups).

The Document Review Committee chaired by Boyd Mackleer has circulated its three (3) proposed Amendments to the HM HOA Bylaws that will be voted on at the November 7th MA meeting. They have been furnishing input on amenity bylaws, and continue to discuss matters relating to use of amenity facilities by local, non-resident owners and non-resident sports players. Committee matters were also discussed including getting input on naming, re-naming persons to leadership on Standing Committees, and the formation of a presidentially appointed ad hoc Special Projects Committee to assist the Board with review of projects, bidding processes and project oversight. The Board also reviewed some potential bylaw language on the HM HOA Finance Committee's review of amenity needs, financial requests and what are appropriate amounts of funds for amenities to hold and for what purposes.

Ed reported that Sunoco had completed their double pull-back of both the 16" and 20" pipes from the shopping center/Wellington sites back up to the drill site by 202. The pipes did get stuck in the process, but were "hammered" free by a large, compressor powered pipe hammer.

In other business, the BOD:

- Received a report on Open Community which was typically successful despite a rainy Sunday afternoon – 45 cars came through the gate to participate;
- Discussed the fielding of calls regarding Open Community Day from the Marketing Group's advertising and responses to website inquiries;
- Pondered possibilities regarding the final leg of walking trail around the perimeter in light of Franklin's advising the MA it is not in favor of having a trail extended across its frontage on Chandler Drive;

- Received an update through Bob Bronner from Marc Fraser about the migration to having the Dice Corporation monitor alarms and instantaneously sending them back to Security – also discussing that certain alarm panels still must be replaced;
- Accepted a proposal from Tom Comitta Associates to develop a Master Plan for space utilization and facility placement/usage as it relates to sports group venues;
- Accepted a proposal from Basca Masonry to complete the removal of wooden expansion joints at the pool concrete decking and replace with styrofoam covered with self-leveling caulk material;
- Reviewed a list of consolidated capital improvement/replacement projects over the past four years;
- George Earle requested some additional General Conditions be added to the Notes of Meeting with elevator contractor;
- Authorized replacing gate arms no longer supported by the manufacturer with a new, similar variety;
- Reviewed dates of up-coming meetings into January.

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

The meeting adjourned at 4:15 pm.

Respectfully Submitted
Ed McFalls