

# ***Hershey's Mill Homeowners Association***

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

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**DRAFT – FINAL MA APPROVAL PENDING**  
Minutes of the Monthly Master Association Meeting  
October 3, 2019

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

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

The minutes of the September 12, 2019 Master Association meeting were approved as submitted.

Ed McFalls reported that the effort to install an inlet at the low spot in Chandler Drive next to Kennett and extend a pipe into the wetland woods below Heatherton is scheduled for Monday thru Wednesday of next week. This will involve the shutdown of Chandler Drive at that location for the duration of the project. The road should re-open Wednesday evening. Ed will be meeting with Mike Burkholder to review possible scope of roadwork in 2020.

Karl introduced the Document Review Committee and Boyd Mackleer asked Kim Morton to discuss the on-going efforts of the Committee. Kim distributed two proposed amendments to the HM HOA bylaws. She discussed the process for amending bylaws and commented that all members should have proposed amendments 20 days in advance, so these are for review and consideration at the November MA meeting. These two amendments are to address voting procedures for the MA Board (no cumulative or bullet voting) and a process for Standing Committees to propose bylaws for their committee. A third amendment about an annual meeting between the Board and each Standing Committee Chair will likely be submitted with 20 days' notice before the next meeting as well.

Ed McFalls noted the status of the Sunoco drilling along Boot Road. Sunoco continues their preparations for the double pull-back of both the 16" and 20" pipelines even though they were denied in their request to be able to operate 24x7 during the pull-back. They had suggested at the Fugett Middle School meeting on September 19<sup>th</sup> that they might start before the end of September, but that obviously has not happened. On Tuesday Ed received a thick packet of information from Sunoco about the Re-evaluation of the HDD drilling plan for the 20" from Quaker Village down to Paoli Pike and from Quaker Village to the shopping center. It basically states they reviewed multiple alternatives including route change, open cut method, etc. and concluded that the only change will be a steepening of the entry and exit angles thus deepening the installation to go through more bedrock rather than looser rock closer to the surface. This is to avoid Inadvertent Returns (IRs) which impacted the 16" on three (3) occasions during the HDD bore of the 16" line.

Bob Bronner then reported on the proposed 2020 MA Budget. The Draft Budget contemplates a fee increase of \$1.98 to \$186.66 for 2020. Bob explained some of the increases contributing to this modest increase. A motion was made and seconded to approve the draft budget including the proposed assessment of \$186.66 for 2020. The motion carried unanimously.

Bob went on to discuss the proposed renewal of the MA Landscape contract with HMLD for another 4 year term. The meeting packet included a Scope of Services of all the tasks that HMLD provides for the Master Association. A motion was made and seconded to approve the extension of the HMLD contract for the HM HOA for another 4 year term. The motion carried unanimously. Boyd Mackleer raised a question that, if for some reason(s) some number of villages did not agree to the next 4 year extension with HMLD, was it possible the HMLD might not do the HM HOA landscape maintenance. Ed indicated that while he hoped village would extend, yes there would be a possibility HMLD could not do the MA landscape work if there were not enough villages to support its existence. Because of the synergetic relationship between HMLD, HMGC and GHSA, this could pose a number of challenges.

Under New Business: John Hlis indicated that East Goshen recently advised his village (Robynwood) that the Township may not continue to allow the wireless smoke detectors due to insufficient battery life and compatibility with systems that include some wired smoke detectors. Once Robynwood chooses a contractor, they will meet with East Goshen's Building Department to discuss this problem. A general discussion was made regarding the changing of codes and the township's enforcement thereof.

Bill McKinney raised a concern about speeders coming toward Devonshire from the golf club. Kim Morton mentioned delivery people are also guilty of excessive speed. Bob Bronner mentioned that the Board has provided Security with a new Traffic Violation letter and can ask Security Chief Marc Fraser to conduct some enforcement stops within the community.

The members had a general discussion about Spotted Lantern Flies and information that is available from Penn State about ways to control the spread and growth of numbers of these pests.

Jack Keeley reported on the coming Open Community Day on Sunday, October 20<sup>th</sup>. He gave a brief explanation of this effort to help market the re-sale of homes in Hershey's Mill.

Karl reported the annual MA Holiday Luncheon will be conducted on Thursday, December 5, 2019.

Bob Bronner reported that HM took delivery of its new bus on October 2<sup>nd</sup>.

There being no additional business the meeting was adjourned at 3:45 pm. The next meeting will be conducted on Thursday, November 7, 2019 at 3:00 pm in the Ardmore Room at the Community Center.

Respectfully submitted,

Ed McFalls  
Secretary Pro Tem