

***Board of Directors***  
***of the***  
***Hershey's Mill Homeowners Association***  
**1389 East Boot Road \* West Chester, Pennsylvania 19380 - 5988**  
**Minutes of Meeting**  
**December 2, 2019**

The Board of Directors met at the administration office in the shopping center. Attending were Board members Bob Bronner, George Earle, Karl Grentz, 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 reported that all villages previously under agreement with HMLD for maintenance renewed for another four-year term with the exception of Merrifield Village which has signed with another provider. In as much as there is now another 4-year extension, HMLD plans to buy a number of additional trucks, plows, mowing equipment, skid loader, etc. and asked if the HM HOA would like to engage in a win-win arrangement where HM HOA would loan HMLD \$200,000 for the new equipment at a rate of 4% paid over 4 years. This is about double what the association would get in CDs, but a little less than what HMLD would have to pay a bank. The Board voted to authorize such a loan.

Karl provided an update on some of the activities of the Technology Committee and its subcommittees indicating there are some 25 members from 17 villages that are working on resources, providing community awareness through the Digest, and arranging through PECO for free home energy inspections. He also reported on the implementation of the Active Campaign e-mail distribution platform. Most of the villages have been set up. The HMSG is vetting its various group email lists. Work continues to put this tool in leaders' hands, but it has definitely been more involved than first contemplated.

Karl then reviewed with the Board members the list of current Chairs of the various amenity or service committees in Hershey's Mill and his plans mostly to re-appoint existing Chairs to continue in their roles. Letters will be sent to appointees for them to affirm their willingness to continue and the list will be published in January. A new Audoban Committee has been formed with Wilbur Amand as Chair and Boyd Mackleer as Board Liaison.

In other business, the BOD:

- Discussed a proposal from HMLD to clear snow from the lagoon walking trail this winter, but voted to maintain the policy of not clearing trails because of possible liability in melting and re-freezing;
- Discussed the pending meeting with a consultant on working toward a master plan for the sports / activities venues in the Master Association grounds anticipating an agenda and list of considerations to ponder in advance;

- A new HMSG sub-committee – a Committee of Sorts (COS) – for Pickleball proposes the purchase of an automatic Pickleball machine for practice purposes – the Board voted to offer to pay up to 50%;
- Heard the Community Center Committee would like to purchase and install remote controlled shades for the clerestory trapezoidal windows high in the Main Hall – the BOD is in agreement and would agree to share in 50% of the expense up to \$1,750;
- Discussed the possible desirability of having a large scale plotter/printer for signs and posters, but postponed consideration pending more details on uses and costs;
- Discussed the possibility of the Library or Community Center committees engaging the Wood Shop in constructing a new Book Return;
- Briefly reviewed the first submittal of shop drawings for the elevator and the options for selection of interior lights, Wilsonart side panels and floor covering;
- Approved the proposal from Asphalt Consultants (Mike Burkholder) for planning MA road repairs for 2020 focusing on Mill Road, North and West Gates and the Community Center parking lot and discussed having signs made to make the CC parking lot a one-way circulation; and
- Reviewed counts for the MA luncheon and the WCASD Breakfast at Rustin HS on December 13<sup>th</sup>.

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

The meeting adjourned at 3:30 pm.

Respectfully Submitted  
Ed McFalls