

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

November 7, 2019

Attendees: (A); B. Mangos (B); K. Fleming (C); B. McKinney (D); D. O'Leary (E); Dom Aleardi (F); K. Grentz (G); R. Rasmussen (H/L/N); B. Mackleer (I); S. Friedrich (J); T. Cassidy (K); M.E. Pernice (M); B. Grace (O); N. Ricker (P); J. Andrews (Q); J. Hlis (R); P. Dentone (S); B. Mertz (T); D. Thompson (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 1:30 pm.

The minutes of the October 3, 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 was completed during the second week in October. Mike Burkholder of Asphalt Consultants has been contacted to prepare a proposal for a bid specification for a 2020 program that will likely focus on Mill Road and the North Gate area.

Karl introduced the Document Review Committee and Boyd Mackleer explained the three (3) proposed amendments to the HM HOA bylaws which had been sent to all members 20 days in advance of the meeting and included in the packet. He reiterated what had been explained last month about the first 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. The third amendment provides for an annual meeting between the Board and each Standing Committee Chair. On motions made and seconded, all three Amendments were unanimously passed by the members. The Committee is moving forward with review of bylaws from the HMSG and the Wood Shop.

Karl then offered a few comments about the activities of the Technology Committee. They will be hosting a series of meetings with experts on solar panels, charging stations for electric cars, plantings that require less watering or chemical spraying, solar lawn mowers, geothermal HVAC systems, and reduction of single use plastics. The Tech Committee WebMasters subcommittee is also reviewing the content on the hersheysmill.org site with a goal to update old information and make current information more easily available.

George Earle will be sending out a request to all presidents for names of potential volunteers with appropriate experience for a Special Projects ad hoc committee to oversee capital projects studied and undertaken by the Master Association.

Ed McFalls reported on the status of the Sunoco drilling along Boot Road. The remaining impact to Hershey's Mill directly are the 20" line from Quaker to the shopping center and the 20" line from Quaker to Paoli Pike.

Bob Bronner provided an update on the status of Marc Fraser's effort to transition our alarm monitoring process to the Dice Corporation. The redundant internet cable services are established and the new software has been installed on the alarm computer. The 800 toll free number has been obtained and a test panel is being tested. Some select panels will be programmed to test more types. Marc Fraser expects to be transitioned by the middle of November. Bob also reported on the status of the replacement of some CADDX Ranger systems still in place.

Barb Mangos reported on the recent Open Community Day on Sunday, October 20th. She noted that 45 cars were admitted by Security to participate in the event. Those attending were very interested and serious about buying a home in Hershey's Mill. Nineteen homes held Open Houses that afternoon. Karl asked if there was any specific feedback for the MA to consider.

Under New Business:

Karl reported the annual MA Holiday Luncheon will be conducted on Thursday, December 5, 2019. He also noted that the January MA meeting would be rescheduled to January 9th from the 2nd. Bob Bronner reported the Board approving purchasing new gate arms because the supplier had changed the size of the brackets on the gate opening pedestals. Members made a number of comments about the operation of the gates and vehicles tailing other vehicles in through the gates. Another question was raised about the planned emergency access for Cornwallis Drive opposite Oakmont, but no developments have occurred on this issue in recent months.

There being no additional business the meeting was adjourned at 2:05 pm. The next gathering will be the Holiday Luncheon on Thursday, December 5th with the next meeting being conducted on Thursday, January 9, 2020 at 3:00 pm in the Ardmore Room at the Community Center.

Respectfully submitted,

Ed McFalls
Secretary Pro Tem