

***Board of Directors***  
***of the***  
***Hershey's Mill Homeowners Association***  
**1389 East Boot Road \* West Chester, Pennsylvania 19380 - 5988**  
**Minutes of Meeting**  
**February 25, 2020**

The Board of Directors met at the administration office in the shopping center. Attending were Board members George Earle, Karl Grentz, Boyd Mackleer and Dennis O'Leary. Also present was Managing Agent Ed McFalls. The meeting was called to order at 10:00 am by the President, Karl Grentz.

George updated the Board on recent developments associated with the elevator in the Community Center. The masonry shaft is essentially complete. The Billiards Room should be released back to the players by Friday, March 6<sup>th</sup>. While there was a concern about a significant delay in the elevator itself, it now appears the structural elements will be delivered on or about March 18<sup>th</sup> with the car coming in early April. Completion has probably been delayed by a couple of weeks.

The Board then reviewed some requests recently advanced by the HMSG after feeling the MA had abandoned their dreams as expressed in the master planning process with Tom Comitta. The Board has committed to early spring grooming of the Bocce and Tennis courts but believe the players should continue to perform the weekly grooming. The Board supports the concept of converting Court #2 from dual purpose to 4 dedicated Pickleball courts but wants to make sure the Tennis uses (ball machine and bounce back wall) have been discussed and reviewed with the tennis players. Landscaping beds between parking and court fences is also supported by the Board but awaiting proposal. Bike share stencils on Chandler Drive will be priced and presented to the MA.

The Board members then discussed the conversation conducted at the February 6<sup>th</sup> MA meeting about broader master planning beyond the HMSG facilities currently under consideration. The members do not wish to waste time or money considering lands that are generally limited by either underlying township zoning and the original approvals for Hershey's Mill or by environmentally sensitive limitations such as wetlands, flood zones or heavily wooded open space. This means that the only area that is really available for building consideration (i.e., interior space considerations for meetings, activities or amenity use) is the area around the Community Center, Rec Center, Sullivan House, Wood Shop and Grass Games area. George Earle has reached out to a couple of land planning/architectural firms and will set appointments for interviews with the Board.

Karl provided an update on some of the activities of the Technology Committee and its subcommittees. The Active Campaign e-mail program is still being fully developed. Many residents continue to attend the meetings with PECO and are taking advantage of the free in-home energy audits being offered. The hersheysmill.org website continues to undergo a significant makeover and is or has added links to other Hershey's Mill associated websites.

Since golf season is approaching, the Board members discussed some of their own personal experiences of encountering walkers on the golf course while playing golf. One described encountering children playing with sand buckets in a bunker. HMGC and the Master Association have jointly published a letter periodically that warns residents not to walk on the course when play might be occurring, but this is difficult to both interpret and enforce. The members wondered if it would be better to just have a consistent policy

that walking is NOT permitted on the golf course for safety's sake. This would require an amendment to the Country Club Lease Agreement. It was felt this topic should be discussed with the full MA membership.

In other business, the BOD:

- Reviewed revised proposed bylaws for the Wood Shop and a proposed set for the new Nature Group;
- Discussed whether some of the new committees should be made Standing Committees under the HM bylaws but decided to let them function further as Ad Hoc Committees and decide in the future;
- Concurred with the Wood Shop Committee that the use of Dado blades should not be permitted for safety reasons;
- Approved the acquisition of five (5) additional benches and two (2) replacement picnic tables;
- Considered a request from a Yardley resident about adding boards to perimeter fence for sound mitigation but were not willing to create the precedent;
- Received a report on the progress of Energy Transfer (Sunoco) in its drilling effort having completed its pilot hole from Quaker to the shopping center for the 2<sup>nd</sup> pipeline and now being about 67% completed the reaming process for the 20" pipeline – also learning the banging we have been hearing is the driller pounding casings into the bored hole by 202 in order to avoid inadvertent returns on this drilling process.

The meeting adjourned at 12:10 pm.

Respectfully Submitted  
Ed McFalls