

# ***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

February 6, 2020

Attendees: K. Leighton (A); B. Mangos (B); Bill Judkins (C); Barbara Williams (D); D. O'Leary (E); J. Keeley (F); K. Grentz (G); R. Rasmussen (H/L/N); (I); K. Morton (J); T. Cassidy (K); M.E. Pernice (M); B. Milano (O); N. Ricker (P); R. Kane (Q); J. Hlis (R); G. Mangos (S); B. Mertz (T); D. Thompson (U); Tom Stalnaker (V); Kathe Stojowski (W); G. Earle (Y); T. Sikorski (Z); and E. McFalls.

The President Karl Grentz called the meeting to order at 3:00 pm. All members introduced themselves and gave some history of their careers and experience at Hershey's Mill.

The minutes of the January 9, 2019 Master Association meeting were approved as submitted.

George Earle provided a brief report on the start of the elevator project. The contractor ran into rock and oversized footing that needed to be cut off and the rock jackhammered out for the excavation of the elevator pit. The project is still on schedule to be finished by around April 23 or 24.

Dennis reported for the Document Review Committee. They have completed review of the HMSG bylaws, are now working on the Wood Shop bylaws and then will move on to other amenity groups. Dennis also reported on a proposed change in the HM HOA Bylaws that limits spending to \$1,000 on the part of amenity committees without gaining authorization from the Board or in very large cases, the entire MA. This has been MA policy, but it has not previously been codified. This presentation constituted notice of the intent to vote on this Amendment at the next meeting.

Ed McFalls reported on the status of the Sunoco drilling along Boot Road. East Goshen Township advises him that they have completed the pilot bore for the 20" line from Quaker Village up the shopping center and are now in the process of reaming the bore to make it wide enough for the pipe. They intend to pull the pipe back to Quaker from the center some time in March. Also, DEP has now issued the permit for the HDD bore from Quaker down to Goshen Commons near Paoli Pike. On the Adelphia front, there has been a couple of appeals of FERC's decision to issue the necessary permits for the re-purposing of this line.

Karl Grentz reported on the efforts of the Technology Committee which is pursuing everything from solar energy, website improvements, smart home devices, etc. The committee is working on a significant upgrade and improvement to the hersheysmill.org website. The MA members then engaged in a detailed discussion about solar panels and whether there should be a community-wide policy on such installations. A number of individual owners in several villages are anxious to pursue installations, but the members generally wanted any such decisions to address village-wide needs and concerns.

Karl segued into suggesting each village should have a welcome committee to greet new home owners and provide them with information and where they can learn answers to any questions they might have.

Karl then raised the on-going Master Planning efforts. He showed a color coded map that showed in separate colors what are village lands, golf course, and open space. He emphasized that nothing has been decided and the Board is really looking for feedback. He stated that the Board is also pondering whether we need a broader planning program to address the always discussed space needs for groups and activities. John Hlis spoke to the desirability of a separate kid-friendly pool area. Others added comments about the need for an exercise fitness center. Kim Morton commented that whatever has been discussed and turned down many years ago can and should be looked at again in this newer era. George Earle spoke to the need for a broader, community-wide planning process. Roger Kane suggested the MA Board meet with the club board to discuss ways to perhaps open the club to all residents of the community at a more nominal charge than current house memberships fees.

Don Thompson proposed that the MA investigate finding a consultant who can provide overall master planning needs of HM for consideration by the full MA. Motion was seconded and unanimously approved.

Old Business: Don Thompson raised the alarm panel communication issue and said that in his village he has been trying to identify a more modern way to address the issue. Ron Rasmussen expressed concern that the alarm companies we deal with are not large enough to handle all the issues which arise. Could not Marc Fraser have someone on staff to address concerns from residents? Bill Mertz suggested we need a master plan for alarms. Several other members suggested they have already made very substantial investments to address the alarm issues in their villages. There was not a consensus to tackle this issue at the MA level.

New Business: The packet included an updated explanation of how to have bulk items removed by Republic Services as well as information on recycling electronics and universal recycling. Ed thought one more adjustment was needed and would send out the final version to all MA reps.

There being no additional business the meeting was adjourned at 5:00 pm. The next meeting will be conducted on Thursday, March 5, 2020 at 3:00 pm in the Ardmore Room at the Community Center.

Respectfully submitted,  
Ed McFalls  
Secretary Pro Tem