

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
March 26, 2020

The Board of Directors conducted its regularly scheduled monthly meeting via Zoom conference. Attending were Board members Bob Bronner, George Earle, Karl Greutz, 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 Greutz.

The Board first reviewed its and the golf club's collective response to the COVID-19 virus crisis. MA facilities (CC, SH, RC & WS) were closed on Saturday, March 14th, the HMGC restaurant closed that same day, the golf course was technically closed on Monday, March 16th (individual play allowed), residents were urged to avoid playing in sports area on Sunday, March 22nd and the golf course was absolutely closed on Monday, March 23rd. The Board affirmed the decision made by Karl and Ed on Sunday to March 22nd to urge residents not to gather and play in the sports areas, and voted to officially close them for play until the Governor's directives are eased. The Board authorized having each amenity thoroughly cleaned in the days leading up to re-opening – whenever that might be.

George reported that work on the elevator in the Community Center was suspended on Friday, March 20th in response to Governor Wolf's shutdown of non-lifesustaining businesses in Chester County which included all construction activity. We are advised that manufacturing work continues on the elevator itself, and Weaver Construction reports the elevator components should be shipped to Kencor in West Chester next week. So, whenever the Governor's order preventing construction is lifted, we should be about a month away from completion.

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. It has been used extensively through this COVID-19 crisis to keep HM residents informed. It has led to a number of residents indicating they are not receiving the messages, so whether we had a bad address, no address or folks unsubscribed, managing agents and or councils are urged to send the correct e-mail addresses to Sherry Kane to get in the data base.

Ed discussed his efforts with Tradition Energy to set up a process of obtaining quotes from numerous suppliers for the bulk supply of electricity to all Hershey's Mill. Under such a program, assuming the suppliers provide a per kilowatt price that is better than most residents would have, all could be seamlessly shifted to the winning supplier while still being served by and receiving their monthly utility invoice from PECO. An initial bidding process will be conducted, the results will be presented at a future MA meeting and the presidents would vote on planning to conduct a bidding process for the purpose of actually migrating to a bulk supplier. Individual residents could opt out of participation.

The Board reviewed its commitments made to the HMSG about having the tennis courts and bocce courts groomed. There is a problem getting the proper sand for the tennis courts at this moment, but that should get resolved. There is also some question about the grooming of the bocce courts vs. the concept of removing the tiger turf, grooming the Har-Tru and leaving a surface which must be hand groomed after each match as well as watered on a regular basis. Ed will resolve with the bocce leaders and contractor. The plan

to convert Court #2 to four Pickleball courts is still in place, but Karl and Ed have been discussing with the contractor the ability to be flexible with removable posts so the tennis community could possibly use their masonry bounce wall.

The Board discussed its general thoughts on master planning and concluded that any building space needs would most efficiently and effectively be accomplished by an expansion of the existing Community Center rather than a new building. George Earle has lined up 4 architects (including our current one) to make presentations to the Board once in-person meetings can resume.

In other business, the BOD:

- Were advised that Vector Security took advantage of the SH shutdown to accomplish the security camera installation;
- On the Finance Committee's recommendation, approved a proposal not to exceed \$10,500 to accomplish repairs to various portions of the walking trails around the community;
- Affirmed their e-mail action to approve on an emergency basis the ordering of a 82' section of 36" high density polyethylene pipe to be sliplined into existing failing 48" CMP to avoid the kind of road surface failure experienced in 2019;
- The Document Review Committee ("DRC) has completed its work on bylaws for the Nature Group and the Board affirmed the final draft;
- The DRC is nearly finished with the Wood Shop bylaws;
- Received a report on the progress of Energy Transfer (Sunoco) in its drilling efforts which have now been suspended under the Governor's COVID-19 no construction directive

The meeting adjourned at 4:10 pm.

Respectfully Submitted
Ed McFalls