

Hershey's Mill Homeowners Association

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DRAFT – FINAL MA APPROVAL PENDING Minutes of the Monthly Master Association Meeting March 5, 2020

Attendees: K. Leighton (A); L. Browning (B); K. Fleming (C); B. McKinney (D); D. O'Leary (E); J. Keeley (F); K. Grentz (G); R. Rasmussen (H/L/N); (I); K. Morton (J); T. Cassidy (K); D. Yonkunas (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); Steve Stojowski (W); G. Earle (Y); B. Bronner (Z); and E. McFalls.

The President Karl Grentz called the meeting to order at 3:00 pm.

The minutes of the February 6, 2019 Master Association meeting were approved as submitted.

George Earle provided a brief report on the elevator project. The project is proceeding with only a few issues. It should be completed by the beginning of May.

Dennis reported for the Document Review Committee. He referenced the amendment that had been included in February's packet for consideration at this meeting. He reviewed the intent of codifying the \$1000 spending limit for committees before they have to get Board or MA approval. They have completed review of the HMSG bylaws and Wood Shop then will move on to other amenity groups. Karl also asked about the golf course walking letter. Kim Morton is tweaking the language for further review. The sentence on dogs will need to be strengthened. A member asked about Mondays when the course is closed. Most indicated a general desire to strengthen the language and figure how to enforce the issue.

Karl mentioned the planned grooming of the Tennis and Bocce courts that has been contracted with Jim McGinn. He also reported on the planned conversion of Court #2 from a shared facility between Tennis and Pickleball into four dedicated Pickleball courts. One member asked if the tennis leaders were consulted and Kirk Leighton responded they were. Concerns about the use of the tennis ball machine on the sand coated Tiger Turf courts were addressed with the direction that the unit can be vacuumed out periodically to protect it from damage. HMLD is working on a plan to create landscape beautification between the tennis courts and adjacent parking areas. The members then discussed the merits of stenciling "Share the Road" symbols on the roadways and recommended using signs rather than stencils.

Karl Grentz reported on the efforts of the Technology Committee. They continue work on upgrading the information on the website while also investigating many areas of interest including energy programs, the PECO home inspections, smart devices (the internet of things) and the community communications program. Several presidents asked about when they would be able to utilize the system to communicate with their full village. Karl will check on that.

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 April. The banging that is heard from the drill sites is the literally that – banging of casings for the bore holes through the soil layers down to bedrock in order to reduce the possibility of inadvertent returns during the drilling process.

Karl reported that master planning efforts for the sports group are on hold pending the more general planning process for meeting spaces. George Earle said he has reached out to several firms with planning experience for proposals to guide the MA through this process. It was hoped these might be discussed in the next month or two.

Old Business: Bill McKinney asked about the staking for the Cornwallis access road and its apparent touch with Chandler Drive right in vicinity of the speed hump. Ed will check with East Goshen Township on this.

George Earle commented on the concept of expanded parking in the lower CC lot. By excavating into the bank leading up toward Sullivan House and installing a modest retaining wall, that lot could become a double loaded (parking on both sides) area with perhaps 14-16 additional spaces.

New Business:

Bill McKinney said he would like to see a village treasurers meeting similar to the village maintenance meeting. All thought this was a good idea. Jack Keeley spoke of the possibility of ordering new car magnets with the burgundy logo. We need to ascertain how many each village wants (assuming they won't immediately replace perfectly good existing white ovals with black lettering). Another asked if vinyl fencing is going to start replacing wood board on **perimeter** fencing. Ed said there is not currently a plan for wholesale replacement, but rather on an as needed basis. Tom Cassidy reported that HMLD will hold meeting for Master Area landscape issues. Don Yonkunas from Merrifield reported PECO's tree maintenance firm dropped branches over the fence into their village. Mike Neale is trying to reach PECO contacts to have them removed. Several members asked about the orange X's on the Verizon pedestals. This is part of the effort to have Verizon remove the pedestals.

There being no additional business the meeting was adjourned at 3:55 pm. The next meeting will be conducted on Thursday, April 2, 2020 at 3:00 pm in the Ardmore Room at the Community Center.

Respectfully submitted,
Ed McFalls
Secretary Pro Tem