

## ***Hershey's Mill Homeowners Association***

**1389 East Boot Road \* West Chester, Pennsylvania 19380 – 5988**

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**DRAFT – FINAL MA APPROVAL PENDING**  
Minutes of the Monthly Master Association Meeting  
Conducted via Zoom due to COVID-19  
April 2, 2020

Attendees: K. Leighton (A); B. Mangos (B); K. Fleming (C); B. McKinney (D); D. O'Leary (E); J. Keeley (F); K. Grentz (G); R. Rasmussen (H/L/N); B. Mackleer (I); K. Morton (J); T. Cassidy (K); ME Pernice (M); B. Milano (O); D. Sizelove (P); J. Andrews (Q); J. Hlis (R); G. Mangos (S); B. Mertz (T); D. Thompson (U); D. Wright (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 March 5, 2019 Master Association meeting were approved as submitted.

Ed McFalls reviewed the community's response and reaction to the COVID-19 virus pandemic so far and raised the question about what we might not have collectively thought of yet. All MA facilities (CC, SH, RC, WS) were closed on Saturday, March 14. HMGC had closed its restaurant that same day. HMGC then closed the golf course on Monday, March 16, but allowed continued individual play. The course was totally closed on March 23<sup>rd</sup> by state order. The MA's sports facilities were closed on March 22<sup>nd</sup>.

George Earle provided a brief report on the elevator project. The project was halted after Governor Wolf's order closing non-essential businesses. The elevator itself has been manufactured and delivered to the Kencor warehouse in West Chester.

Dennis reported for the Document Review Committee. Bylaws for the new Nature Group have been approved. The Wood Shop bylaws are also nearly complete. The group has been working on the issue of walking on the golf course, but have interrupted by the closure of the course and that fact that residents are now walking on the course daily. There was a long debate about dogs and other issues associated with residents generally walking much more on the course while it was closed.

Karl Grentz reported on the efforts of the Technology Committee. He reported that any president could ask the Kanes to send a message to all residents in their individual villages. Numerous residents have been reporting they are not receiving the important MA updates on the COVID-19 developments. The Kanes have found that many residents have "unsubscribed" themselves after some of the early messages.

Bob Bronner reported on the Board's action to engage Propipe on an emergency basis to slipline the existing 48" CMP under Chandler drive from the #2 Tee Pond into the woods across from lower Robynwood with a 36" smooth polyethylene pipe that will actually pass more water than the larger

pipe (due to smooth sides). Propipe discounted its proposal by 10% in order to accomplish work during the COVID shutdown.

Ed McFalls then reviewed a proposed program by which Tradition Energy would serve as a broker to pursue a possible bulk energy price package for all residents that would likely result in savings for all residents by bringing the bulk buying power of the whole community to induce an energy supplier to suggest a very competitive price for all residents. A bidding process will be conducted this month with the results to be reviewed at the May MA meeting. If the members concur, there will then be a genuine bidding program for the whole community. It was assured that residents would be able to opt out if they did not want to participate or if they face a penalty for cancelling an existing energy supply agreement.

Ed also reported on the status of the Sunoco drilling along Boot Road. The pilot hole was completed and the remaining process was underway when Governor Wolf's order shut down most construction projects, including the Sunoco pipeline. The pipe has been assembled and is awaiting their ability to resume operations.

On Master Planning, George Earle reported that the Board has carefully reviewed plans of the Hershey's Mill Land and concluded that developable land was identified and used by the original developers so that there really is not some previously unknown space for addition of Master Association facilities. The Board has thus concluded that the most viable approach to requests for additional program spaces is to expand the existing Community Center. The Board will seek proposals from several architects to plan perhaps a 5,000 to 6,000 square feet expansion of the two story portion of the CC to provide additional program space.

Old Business: Members expressed appreciation for the Master Association's many updates on the COVID-19 crisis as it impacted our community. The group pondered whether the suggested new Treasurers Group could begin to meet via Zoom.

New Business:

Bob Milano reported the sad news that former Oakmont president and MA member Bill Grace had passed away while on a trip in Australia.

All members were pleased to receive the news that Verizon was planning to remove the pedestals that supported the former copper land line system.

It was asked if a box could be provided for dropping off old, used USA flag that would then be disposed of in the most appropriate fashion.

There being no additional business the meeting was adjourned at 4:30 pm. The next meeting will be conducted on Thursday, May 7, 2020 at 3:00 pm almost certainly via Zoom.

Respectfully submitted,  
Ed McFalls  
Secretary Pro Tem