

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
April 30, 2020

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

Karl raised the topic of the COVID crisis. The Board was firm in the intent to follow CDC and the Governor's guidelines. While pressure may mount, we will not open facilities or sporting venues until the guidelines are changed and issued. The Pool may have to wait depending on when pool companies start operating and lifeguards can be certified. The BOD discussed the groups that gather for socializing. After some discussion, the BOD decided this would be permitted so long as the group is less than 10 and maintains social distance.

George reported that work on the elevator in the Community Center is scheduled to resume on Monday, May 4th. Materials will be delivered tomorrow (Friday).

The RFP for architectural services for a *possible expansion* of the Community Center was emailed out to three (3) architectural firms with the idea that they would make their presentations and proposals to the Board whenever such in-person meetings are permitted to resume.

Karl discussed how he and Sherry Kane have honed the way they are presenting and signing communications to the community.

Karl provided an update on some of the activities of the Technology Committee and its subcommittees. The community has been very appreciative of the communications. Ed reported that the COVID limitations had slowed the bulk bidding for electric rates through Traditions Energy. It will probably be another few weeks before a bidding process produces a proposed rate for Hershey's Mill.

Bob Bronner reviewed some items that the Finance Committee had discussed at its meeting earlier in the week. Now that some construction work can resume, the Board approved repairs to the walking trails which will likely be accomplished in the next week or two. The Board reviewed and approved two additions to that effort: 1) overlay of a short stretch from the club parking lot to Zephyr that is serving as an aqueduct at present; and 2) a 12x12 section of the upper Wood Shop lot in advance of the Wood Shop committee then seal coating the lot.

In other business, the BOD:

- Approved a proposal from Tom Basca Masonry for \$4949.69 to remove the wood expansion joint in the CC patio and install Styrofoam expansion joints covered in self leveling caulk as was accomplished at the Pool deck previously;

- Reviewed a request from Springton Village regarding drainage and flow along the northern boundary of the village which will require some additional study;
- Discussed efforts last year regarding drainage issues near Jefferson and some of the challenges of accomplishing further improvement – some alternatives will be considered;
- Discussed the progress on Asphalt Consultant's (Mike Burkholder) work on the bidding package for this year's paving effort;
- Reviewed a sketch from George about another approach to the lower CC lot – to be studied further;
- The Document Review Committee ("DRC) submitted some final thoughts on the Wood Shop bylaws for the Board's consideration which were then approved;
- Noted that Energy Transfer (Sunoco) drilling efforts remain suspended under the Governor's COVID-19 no construction directive;
- Reviewed the monthly reports from Security, Finance Committee and Bus Activities.

The meeting adjourned at 4:10 pm.

Respectfully Submitted
Ed McFalls