

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
May 28, 2020

The Board of Directors conducted its regularly scheduled monthly meeting via Zoom conference on Thursday, May 28, 2020 beginning at 2:00 pm. 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.

Karl reviewed where we have been with the COVID-19 crisis. The Board had followed East Goshen Township's lead in allowing HMSG facilities to open for singles play as of May 23rd. Since Governor Wolf has decided to move all remaining PA counties into the Yellow Phase of re-opening on Friday, June 5th, the Board decided the HM amenity facilities of Community Center, Sullivan House, Cove and Wood Shop could open that day as well, subject to all CDC Guidelines and any guidance from Governor Wolf's office. All facilities will be for HM residents only with no guests or visitors except for private parties at the Sullivan House.

Dennis then discussed the challenges of opening the pool. This won't be practical under the Yellow Phase and will involve many adjustments even in the Green Phase. We will be quite limited in the number of residents that can be accommodated. There will be no guests. Social distancing must be practiced both on decks and in the water. No tables and chairs will be put out, residents must bring their own lawn chairs. Tables will not be permitted. Additional cleaning and sanitizing will be needed. A staff person other than those guarding the pool will have to be tasked with monitoring appropriate COVID practices.

George reported that work on the elevator in the Community Center has progressed well in May with the elevator fully installed, carpet and tile work is scheduled in the next week, drywall and painting is being completed and inspections and licensing should be in the next week or so.

George reported the RFP for architectural services for a possible expansion of the Community Center was emailed out to three (3) architectural firms and proposals for services have been received. He is in the process of studying the proposals and requesting supplemental information to ensure apples to apples comparison. There was some discussion about the possible uses of space and how much is really needed. George also indicated a civil engineer was working on a plan for expanding the parking area between the Sullivan House and the Pool. Bob indicated the Finance Committee had discussed this effort and recommended separating this from this year's planned effort to resurface Mill Road and expand and resurface the parking lot in front of the Community Center. After discussion, a motion was made, seconded and passed to separate these projects.

Ed reported that Traditions Energy had to admit the effort to seek bids for bulk energy purchase has not worked as hoped. The opt in/opt out caveat does not provide the necessary assurance of a large, bulk purchase and supply of energy. Karl commented that the Technology Committee has been consumed with communications and has not been able to focus on the original tasks they had set out to pursue.

Bob Bronner reviewed some items that the Finance Committee had discussed at its meeting earlier in the week. The planned repairs to the walking trails have been completed. A couple of concepts for addressing stormwater issues that have been impacting Jefferson Village were discussed and proposals will be sought. Asphalt Consultants (Mike Burkholder) is about ready to put this year's paving program out to bid. Bob reported on the fact that both of our gate entry call boxes have been damaged – one by vehicular accident and the other by people destroying the glass panel on the touch screen. Marc Fraser had researched various alternatives and what is available and recommended acquiring a simpler system using Mircom TX3 telephone entry systems. A motion was passed to purchase two systems for a total of \$5,900. Finally, Bob reported that Leo Chessock was stepping down after many years of service on the Finance Committee. The Board expressed its appreciation for Leo's service.

In other business, the BOD:

- Discussed the desirability of digitizing the village and MA records in the managing agents possession;
- Noted that Sunoco has resumed reaming out the HDD bore for the 20" pipeline from Quaker up to the shopping center;
- Voted to move the date for the July MA meeting from July 2nd to July 9th due to proximity to Independence Day;
- Noted the Board positions of Karl Grentz and Boyd Mackleer were up for election and while both incumbents are willing to stand for re-election, authorized sending out Candidate Information Forms to the presidents in the event others might be interested in running; and
- Reviewed the monthly reports for Security, the Finance Committee and the Bus Activities.

The meeting adjourned at 4:20 pm.

Respectfully Submitted
Ed McFalls