

Hershey's Mill Homeowners Association

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

(610) 436-8900 Telephone

(610) 436-5162 Facsimile

DRAFT – FINAL MA APPROVAL PENDING

Minutes of the Monthly Master Association Meeting

Conducted via Zoom due to COVID-19

May 7, 2020

Attendees: K. Leighton (A); B. Mangos (B); K. Fleming (C); Al Imperial (D); D. O'Leary (E); (F); K. Grentz (G); R. Rasmussen (H/L/N); B. Mackleer (I); Kim 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); (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 April 2, 2019 Master Association meeting were approved as submitted.

Karl explained the Board's commitment to following CDC guidelines and Governor Wolf's directives with respect keeping common facilities closed to discourage in-person gatherings. Dennis O'Leary related information from a Zoom meeting he had with Carol Keith and Ed McFalls. The Pool cannot be opened while Chester County is in either the Red or Yellow phases of the Governor's plan for re-opening portions of Pennsylvania. Carol has her staff ready and the pool company can accomplish an opening in short order, but we will have to see how stringent the guidelines are even when our region is moved into the Green Phase which is likely quite some time into the future.

The golf course opened for play on Friday, May 1st. The course is still available for walking when the course is closed for play (early morning before 8:00 am, late evening and most Mondays).

George Earle provided a brief report on the elevator project. The work resumed this past Monday, May 4th. The doors are going in. The masonry around the doors can go in next week. The elevator work should be finished the end of this month with the full project being completed by the end of June.

Bob Bronner reported that the Board had approved a couple of additions to walking path repairs that had been previously approved. A short path by Zephyr that was often under water was done yesterday. Other repairs are being done today. A patch in the Wood Shop parking should be completed soon as well. Tom Basca has been authorized to replace the wooden expansion joints at the Community Center Patio. Basca is working on the broken drain hood that was damaged by a car that went off the road.

Dennis reported for the Document Review Committee. Bylaws for the Wood Shop have been completed and approved by the Board. A communication regarding walking on the golf course was shared via the Active Campaign distribution system. They have not gotten to the Technology Committee yet.

Karl Grentz reported on the efforts of the Technology Committee. Hoping by June 1st, each president will have control of his or her village email groups for direct communication. Ed McFalls reported that Tradition Energy had been slowed down by the COVID crisis so it would likely be the next meeting before he has a proposal for bulk energy purchase for the members to consider.

Ed also reported on the status of the Sunoco drilling along Boot Road. The project has been shut down by the Governor's COVID directives. The pipe has been assembled and is awaiting their ability to resume operations. John Andrews reported information from East Goshen that drilling will likely resume on May 16th.

George reported the RFP for architectural services was e-mailed to three architectural firms. He expects proposals in the next few weeks and we'll get presentations from them when its possible to have in-person meetings again. George also discussed a plan for expanding the parking lot for the Community Center. This project is separate from the CC expansion concept and might be completed as part of this year's paving program.

Old Business: The Cornwallis emergency access effort has gotten underway with tree clearing just southwest of Devonshire Village.

New Business: The president was asked to send our a message to the community reminding all the HM Directory was not to be used for any business purposes.

There being no additional business the meeting was adjourned at 3:35 pm. The next meeting will be conducted on Thursday, June 4, 2020 at 3:00 pm almost certainly via Zoom.

Respectfully submitted,
Ed McFalls
Secretary Pro Tem