

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

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## **DRAFT – FINAL MA APPROVAL PENDING**

Minutes of the Monthly Master Association Meeting

Conducted via Zoom due to COVID-19

June 4 2020

Attendees: K. Leighton (A); B. Mangos (B); K. Fleming (C); Sharon Rehwald (D); D. O'Leary (E); J. Keeley (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. Sizemore (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 May 7, 2020 Master Association meeting were approved as submitted.

Karl reiterated the Board's commitment to following CDC guidelines and Governor Wolf's directives with respect to re-opening amenities while continuing to discourage larger in-person gatherings. HMSG facilities began opening May 23<sup>rd</sup> with some restrictions. The Sullivan House, Cove and Wood Shop will open June 5<sup>th</sup> with restrictions. The Community Center will open Tuesday, June 9<sup>th</sup> in order to allow the remainder of the elevator effort to be completed. Dennis O'Leary related efforts in planning to open the pool on or about July 1<sup>st</sup>. Based upon social distancing, the pool area can only accommodate 70 residents. No tables or chairs will be placed. Residents may bring lawn chairs or blankets (but not tables). No guests will be permitted. There will be increased cleaning and sanitation.

George Earle provided a brief report on the elevator project. The elevator itself is completed. Painting of walls is happening today. Carpet is scheduled for installation the next couple of days. A walk through inspection is scheduled for next Wednesday. The building will be cleaned on Monday. Inspections with East Goshen the state have yet to be scheduled.

Bob Bronner reported that the Board was seeking proposals to possibly address stormwater problems impacting Jefferson Village. Ed McFalls described the issues. George Mangos asked about a similar problem in impacting Springton, and Ed said it has been looked at but a proposed solution has not yet been determined. The bid package for this year's paving program is almost ready to be sent out. Finally, Bob reported that Leo Chessock had retired from the Finance Committee and Bob thanked him for his service. John Hlis has been appointed to take his place on the Finance Committee.

Karl Grentz reported on the efforts of the Technology Committee. They have been swamped with assembling and putting out community updates associated with COVID-19. He hopes they begin to focus on the other topics that they originally set out to address. Karl commented on the fact that his e-mail had been hacked and he was aware of several others as well. He added that he wanted to see the old village and Master Association records in the possession of the managing agent digitized.

Ed also reported on the status of the Sunoco drilling along Boot Road. Reaming of the HDD bore from Quaker to the shopping center resumed on May 16<sup>th</sup>. The 20" pipeline has been assembled and tested in front of the center.

George reported the RFP for architectural services was e-mailed to three architectural firms. Proposals have been received and he is in the process of reviewing them. Hopefully, in-person interviews can be scheduled in the not too distant future.

Old Business: The terms of three incumbent Directors on Green Hill Sewer Association were up for election. On motion made and seconded, the members voted to re-elect Ed Bernhard of Glenwood Village, Joe Kahn of HLN and Don Thompson of Ulster Village. The Cornwallis Drive access effort had started but abruptly stopped a few weeks ago. Ed will check with East Goshen to see about the status. Karl suggested the Marketing Committee should order about 2000 of the new oval magnets for cars.

New Business: The positions of Karl Greutz and Boyd Mackleer are up for election. Members have until June 10<sup>th</sup> to submit Candidate Information Forms which had been emailed out the week before. A member asked the Board to consider dredging the pond at the southern intersection of Mill and Chandler Drive. Members asked about the signs for warning against walking on the course and Ed said he would check on the status. Bob Milano reported the Wood Shop would resume making Carpenter Bee Traps for those who wanted them.

There being no additional business the meeting was adjourned at 3:50 pm. The next meeting will be conducted on Thursday, July 9, 2020 at 3:00 pm almost certainly via Zoom.

Respectfully submitted,  
Ed McFalls  
Secretary Pro Tem