

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
July 2, 2020

The Board of Directors conducted its regularly scheduled monthly meeting in the Malvern Room of the Community Center on Thursday, July 2, 2020 beginning at 2:00 pm. Attending were Board members Bob Bronner, George Earle, Karl Grentz, Boyd Mackleer and Dennis O'Leary (via speakerphone). Also present was Managing Agent Ed McFalls. The meeting was called to order at 2:00 pm by the President, Karl Grentz.

Mike Burkholder of Asphalt Consultants joined the meeting via speakerphone to discuss the proposals for paving Mill Road from Green Hill to the southern intersection with Chandler adjacent to Zephyr Glen, the West Gate and the parking lot in front of the Community Center along with some other minor efforts. Four companies had attended a pre-bid meeting on June 18th. One (Macadam Company) dropped out because they had too much business already. Proposals were received from Charlestown Paving, Lyons & Hohl and Unitex. Unitex's proposal of \$240,625 was low by \$38,000. Mike answered a number of inquiries from the Board and expressed his confidence in Unitex's ability to do a good job. The Board then voted to recommend to the full MA contracting with Unitex for this year's paving program.

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. Amenity buildings were opened on Friday, June 5th with the CC opening on June 9th (to allow elevator related work to get completed), the SH Committee is restricting its event capacity to 30 persons and the Pool opened on July 1st. The Board will continue to follow CDC and Governor Wolf guidance as we continue to work through the crisis.

George reported all work on the elevator in the Community Center is completed. The state inspection is scheduled for Wednesday, July 8th at 7:30 am and the Township inspection is scheduled for 2:00 pm that same day.

Bob Bronner discussed the proposals that had been received for the drainage work in or near Jefferson Village to address longstanding issues along the base of the berm forming the lagoon where it is proposed to install 800' of 12" pipe as well as two inlets to collect surface water in the swale. As part of the process, it is suggested to have Jefferson Village pay \$5,000 toward the cost of tying in 10 gutter drain leaders to further reduce surface water and get it away from the village houses. The other portion of the project is to install two inlets in two swales conducting water from as far away as Ashton Village and the golf course. The total cost is just over \$59,000. The Board voted to recommend this project to the full MA. Bob then went on to review all the reports submitted to the Finance Committee from the various amenity committees including the CC, SH, WS, Bus, Technology, HMSG and Pool Committees.

Karl then reviewed his and Ed's discussions with HMSG members in response to a plea from Tennis reps to allow for continued sharing of the court where the masonry bounce back wall was built many years ago. The compromise is to still resurface the court for four new Pickleball courts, to install the in ground sleeves for permanent posts and nets, but cap them off and purchase high quality portable roll away nets so tennis players can use the bounce back wall or set up the ball machine to hit over the tennis net which shall remain

as a divider between Pickleball courts. The Board authorized the added expenditure of about \$1,200 for the portable nets.

In other business, the BOD:

- Discussed the Bus and decided to keep it sidelined for at least another month and will review its possible use each month;
- Discussed the possible scope of digitizing the village and MA records in the managing agent's possession;
- Heard report that Sunoco appears to have completed its reaming out of the HDD bore for the 20" pipeline from Quaker up to the shopping center (effort has been idle for over a week) – EG Township advises pull back of pipe is scheduled for July;
- Noted the managing agent did not received any Candidate Information Forms from presidents interested in running for the Board positions held by incumbents Karl Grentz and Boyd Mackleer, therefore these two will be elected by acclamation at the July 9th MA meeting; and
- Reviewed the monthly reports for Security, the Finance Committee and the Bus Activities.

The meeting adjourned at 3:30 pm.

Respectfully Submitted
Ed McFalls