

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

July 9 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); K. Morton (J); T. Cassidy (K); Don Yonkunas (M); B. Milano (O); D. Sizelove (P); J. Andrews (Q); J. Hlis (R); Mark Gross (S); B. Mertz (T); D. Thompson (U); D. Wright (V); Steve Stojowski (W); G. Earle & Rex Cassel (Y); B. Bronner (Z); and E. McFalls.

The President Karl Grentz called the meeting to order at 3:00 pm.

The minutes of the June 4, 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 23rd with some restrictions. The Sullivan House, Cove and Wood Shop opened June 5th with restrictions. New SH parameters are being implemented. The Community Center opened Tuesday, June 9th in order to allow the remainder of the elevator effort to be completed. The Pool opened on July 1st with many restrictions for safety and sanitation.

George reported the elevator was completed and operational. Final inspections were yesterday and a Certificate of Occupancy has been issued.

Bob Bronner reported that the Board had received proposals to address stormwater problems impacting Jefferson Village. The low bidder was Propipe at about \$59,000 with Jefferson paying \$5,000 to have gutter drain leaders tied into the 800' of 12" pipe to be installed. On motion made and seconded, the members voted unanimously to approve the work. Bob went on to describe this year's paving program involving base repair, some curb work and completely resurfacing Mill Road from Green Hill Road all the way down beyond Zephyr at the southern intersection of Chandler Drive and Mill Road, plus expanding and repaving the parking lot in front of the Community Center and finally some base repair and resurface at the West Gate. With the consultant's fee, the total cost will be about \$260,000. Unitex was the bidder among three. On motion made and seconded, the members voted to authorize the extensive effort. Finally, Bob commented on the excellent reports received from the various amenity committees this year. It is an unusual year with no guest revenue from the pool, and little event revenue from either Sullivan House or the Community Center.

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. However, the website has been updated. The HMSG pages have been improved. The new Nature Group now has a page. A one-line cell phone was set up to make reservations for the pool. He also mentioned the many

communications that have been appreciated by the community. Karl commented that a number of residents have unsubscribed without intending to do so. Dennis asked all presidents to check their village councils on HersheysMill.org and report any necessary adjustments.

Ed also reported on the status of the Sunoco drilling along Boot Road. Reaming of the HDD bore from Quaker to the shopping center was paused for about a week, but has now resumed. The 20" pipeline has been assembled and tested in front of the center. Pull back is due to be completed in July. Drilling has yet to resume from Quaker down to Paoli Pike.

George reported the review of the proposals for architectural services associated with a possible expansion of the CC has been postponed until September. George had prepared a sketch of possible space use for expanded areas. Karl said he would send the sketch to the presidents for their review.

Old Business: The Cornwallis Drive access work had been paused while the township crews worked at other tasks, but work has recently resumed.

New Business: Jack Keeley reported that the new Directories had turned out very nice and were at the HMC-TV studio for pickup by presidents. Because the station kept entries unchanged if the Directory Information Forms are not returned, a number of deceased residents are still listed. They will have a system for confirming information on non-responses next year. The magnets arrived too late to be fully counted and separated by village, so those will be delivered to Ed's office in the shopping center for village pickup.

Ed reported that while the positions of Karl Grentz and Boyd Mackleer were up for election, and Candidate Information Forms had been sent out around June 1st with a deadline of June 10 for members to submit them, none had been submitted. Thus, on motion made and seconded, Karl Grentz and Boyd Mackleer were re-elected by acclamation.

There being no additional business the meeting was adjourned at 3:55 pm. The next meeting will be conducted on Thursday, September 3, 2020 at 3:00 pm almost certainly via Zoom.

Respectfully submitted,
Ed McFalls
Secretary Pro Tem