

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
December 18, 2014

The Board of Directors met at the administration office in the shopping center. Attending were Board members Bob Greco, Priscilla Burt, Joe Bové, Harry Staller and Boyd Mackleer. Also present was Managing Agent Ed McFalls. The meeting was called to order at 2:00 pm by the President, Bob Greco.

The Board discussed various issues associated with Vision Quest. The Draft Pool House Design Guideline that was previously distributed in the December 4th MA meeting packet was discussed and amended in accordance with input that has been received so far. An updated Fitness Center Evaluation had been submitted by Jack Keeley. Both of these documents will be circulated to the presidents with a request for review and input in advance of, and then discussion at the January 8th MA meeting. The project schedule originally set forth in Tom Daley's proposal has been adjusted as follows:

Engaged Architect – December 4th MA meeting
Review, adjust, finalize Pool Design Guidance document – January 8th MA meeting
Schematic Design work – 1/8/15 – 4/2015
Civil Engineer Survey – 12/4/14 – 1/2015 (Field work started today – 12/18)
Schematic Design presentation – April MA meeting
Design Development – April – July
Design Dev presentation to MA – July, 2015

It was reported that the engineer's study effort for a walking trail between the East Gate and Inverness has begun. It is anticipated that a report will be forthcoming by February.

Representatives of Daley & Jalboot, Berks Ridge Construction and an elevator supplier met at the CC in mid-December to gather more information for developing the final proposal for consideration on the elevator. The Board discussed without resolution the very important issue of what to do about a permanent CC office if and when the elevator project is formally approved and initiated. They also discussed the desire for a centralized computer program/system that consolidates facility scheduling for the CC, SH and perhaps new meeting space at a renovated Pool House.

The Board then reviewed the material made available from the Uhler Associates study of the stormwater management facilities of Kennett Village. As a result of that study effort, Uhler has provided an updated proposal for the location and assessment of the overall stormwater management throughout Hershey's Mill. As the location effort of the full study involves GPS communication with satellites and this is best accomplished when leaves are off the trees, the Board authorized the \$17,000 location effort from the Stormwater management reserve budget, and will present the balance of the proposal for the assessment study to the MA for consideration at its January meeting. The Board also heard the managing agent's report on his meeting with the PA DEP and engineer at the on-stream basin between Lincoln and Kennett. The dam at this location is currently not in compliance with DEP inspection regulations and will need to be

Ed McFalls reported that E.B. Walsh Associates had been engaged to study the best route and estimated costs for installing a walking trail from the East Gate northward to Inverness Village as a potential initial phase of a multi-year plan to add some trails on the eastern side of Hershey's Mill.

Harry Staller reported that the elevator proposal for the Community Center was still pending as Berks Ridge Construction was awaiting final bid proposals from some of the subcontractors that would be involved in the effort if approved.

Bob Greco reported that the Sullivan House Committee had submitted a proposal to raise the floor level of the first floor powder room of the Sullivan House. Bob asked George Earle to furnish a sketch to help understand how this might be accomplished.

Under Old Business, George Earle asked if there had been any progress with the helicopter noise situation. There has not, but the Board will write a letter to the township on the issue.

Harry Staller provided a verbal report that all the new gates are now in and functioning. He also reported that traffic enforcement stops have resumed and are resulting in one stop every 25 minutes (when engaged in this effort) versus one every 45 minutes in the summer.

On the Financial Report, Bob Bronner commented on the CIF which had brought in \$47,460 dollars from 28 home sales as of 10/31.

Bob Greco addressed Ron Vaughn's letter in the supplemental information by saying that he felt the MA was in fact following the requested guidelines.

There being no additional business the meeting was adjourned at 4:15 pm. The next meeting will be conducted on Thursday, **January 8**, 2015 at 3:00 pm.

Respectfully Submitted,

Ed McFalls
Secretary Pro Tem