

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
June 25, 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. Sullivan House Committee members Judy Molt, Bob Graeff and Chair Bobbe Schackel attended the first part of the meeting to provide the Board with a status report on the committee's efforts to increase the use and usability of the Sullivan House.

Judy Molt walked the Board through the updates to the Sullivan House Committee's previous monthly report including developments on the committee's approach to East Goshen Historical Commission, a conditions and maintenance list prepared by George Earle, efforts to get more HM committees and councils to schedule use of the House, and marketing efforts. The Board expressed its appreciation once again for the Committee's diligent efforts in addressing its concerns and looks forward to the increased fruits of these labors.

Harry Staller then led the Board in a comprehensive discussion of the status of the Vision Quest feasibility study. He noted that there has only been a modest level of feedback received thus far to architect Tom Daley's June 5th presentation to the MA members, but he assumes that most members are waiting for more information to react to, such as scope, site locations and order of magnitude cost estimates. Harry, Bob Greco and Ed McFalls had conducted a telephone conference earlier this afternoon with Tom Daley. Tom is busy refining the data from the Vision Quest, feedback as it comes in from MA members and residents and internal office considerations. He is reviewing available sites in light of the space needs requests, and will work on three possible options for accommodating the space needs during the course of the summer months. He will keep the Board apprised of progress, but anticipates his next session with the full MA membership to be in September. Ed McFalls then shared an updated spreadsheet for tracking Vision Quest which began as a projection of "New Initiatives" but has been updated with proper nomenclature, a conservative projection for capital improvement fees to be received and currently considered potential future activities.

Harry Staller then reviewed a number of Security Department related issues. The sewer line has been jet washed to push stones out to mitigate recent clogging, Marc Fraser has negotiated a very favorable agreement for a new 2014 Nissan Rogue to replace the 2012 Ford Escape, traffic regulation enforcement has been in abeyance this month but will resume and Marc is also studying alternatives for replacing the aging and deteriorating Guest Phone Entry systems at the North and Main Gates.

In other business, the BOD:

- Reviewed a request from Brighton Village Council regarding easing the task of exiting the lowest cluster of Brighton, and noted Harry Staller response that this would best be resolved by Brighton's removing or limbing-up trees on either side of the cluster entrance;

- Reviewed a request from Eaton Village regarding an area of concentrated utility facilities adjacent to 496 Eaton Way – managing agent has been advised PECO and Comcast plan to raise their facilities and this may address the concern;
- Considered the request from Jefferson Village that the vegetation on either side of the lagoon path be mowed weekly, but determined that this is not a necessity;
- Considered a request from HLN Council that the MA get a legal opinion on the Township’s requiring a permit fee for each house when a village replaces the alarm systems as well as its efforts at requiring improvements at the time of resales – the BOD felt this was inappropriate with respect to permit fees as the Township assuredly has the right to set such fees, and premature with respect to the standards being applied as the managing agent is still pursuing clarification of the Township’s position;
- Approved an updated proposal from Schaffer Paving to repair short stretches of walking trail over storm water crossings using “super silt fence” to support the path base;
- Approved re-striping, painting STOP blocks, crossings and the 2 speed humps;
- Discussed another proposed direction for providing a permanent sign for the HMSG sports recreation area that would both identify all the activities available as well as promote pending events in the complex; and
- Discussed further consideration of the proposal from Kerry A. Uhler & Associates for an overall assessment of the stormwater management system throughout HM;

The monthly FYI reports were reviewed and discussed.

The meeting adjourned at 5:15 pm.

Respectfully Submitted
Ed McFalls