

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
September 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 1:30 pm by the President, Bob Greco. Jack Schuerger, Bob Bruce, Ron Rasmussen and Joe Kahn from HLN Village were present at the start of the meeting to discuss stormwater issues associated with Lincoln Village.

Jack Schuerger made a presentation of issues of concern regarding stormwater management and raised a number of questions regarding a basin between Lincoln I and Kennett villages, wetlands behind Lincoln II, drainage routes from other villages and drainage facilities serving the village. There was a general discussion about the BOD exploration of mapping and assessment of stormwater management facilities. These are complex issues with community-wide implications that will take some time to study and evaluate before submission to the full MA for consideration.

Architect Tom Daley then joined the meeting to discuss the possible long term master plan that he will present at the MA meeting on October 2nd. He reviewed the components discussed at previous meetings which could be developed in a series of phases to be determined by the full Master Association. The components include (in no particular priority order):

1. A re-built Pool House essentially within the general footprint of the existing building, but fully reconfigured to provide additional space in accordance with the program requests. There is also some additional space developed for storage and pool office space.
2. An elevator for the Community Center
3. A new "events building" with divisible multi-purpose space, kitchen facilities, meeting rooms, office and storage.
4. 30 to 50 additional parking spaces

Tom discussed some order of magnitude cost estimates and emphasized that all the information is preliminary. Closer study and more definitive plans would result from committing to an architectural planning process. The Board also discussed a mechanism for keeping the MA membership informed about the status of all other amenity requests.

Bob Bronner, Chair of the Finance Committee, then joined the meeting to discuss the proposed budget for 2015 as well as to review updated Reserve Analyses and Vision Quest tracking schedules. Bob reviewed the draft 2015 budget highlighting the few areas where changes were made. Bob then reviewed the reserve schedules focusing on the improved cashflow projections with the Capital Improvement Fees included. After some Q&A and discussion, the Board endorsed the draft 2015 budget for presentation to the full MA at its next meeting.

Ed McFalls then provided an update on the insurance situation from the Insurance Committee. The numbers from the various carriers have been assembled. Recently received proposals from Nationwide may offer an opportunity for some villages to save some money, but the coverages are not the same. Village Councils will have to weigh the savings against changes in coverage. Information will be e-mailed to each village president sometime on Friday.

Priscilla Burt shared the monthly report from the Sullivan House Committee. Presidents are reminded of the invitation to attend the MA/SH reception on October 22nd.

In other business, the BOD:

- Reviewed a proposal for a food service operation to provide service at the pool area as well as to deliver meals to residents within their homes, but the BOD was not in favor of having a food truck operating in the community on a regular basis;
- Considered a request from the HMSG to waive the policy of collecting 10% of revenues generated by residents giving lessons, clinics, etc. to residents, but decided that the policy was fair and equitable;
- Discussed the schedule for Uhler's partial study program of storm water management facilities;
- Noted the completion of the roadway block painting of stop blocks, speed humps and cart crossings around the community;
- Discussed the proposals from several sign companies to refurbish or replace the entrance and perimeter oval signage, asking some clarifying questions regarding alternatives that will be explored at future meetings;
- Voted to share with GHSA the cost of refurbishing the chain link fence along Rt. 352 south of the East Gate;
- Discussed managing agent's efforts to obtain proposals to convert the tall octagonal pole light fixtures on the far western portion of the community.

The monthly FYI reports were reviewed and discussed.

The meeting adjourned at 5:30 pm.

Respectfully Submitted
Ed McFalls