

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
October 30, 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.

Harry Staller led a discussion on the status of each element of the Vision Quest Feasibility Study. There has been very little feedback from any of the members yet as most of their budget meetings are scheduled for the month of November. Tom Daley has furnished a formal proposal for the architectural and engineering effort necessary to take the feasibility study of a new pool house through a full design phase, bidding and construction management. This will be shared with the MA members in the November meeting packet.

The walking trails element was discussed at great length. The BOD members are generally supportive of moving forward on a study of an initial phase of trails for the eastern side of the community, but a photo study of the stretch from the East Gate up to Inverness – a stretch felt to be one of the most dangerous to walkers in the street – indicates that we need to obtain some professional engineering assistance to determine the best, most efficient route for a path through this area. The managing agent is contacting EB Walsh Associates for a proposal to study this stretch. Should the route selected use Village Land, the managing agent will also evaluate the need for an easement for path location and any requirement to provide privacy plantings to replace trees/shrubs that may need to be removed as part of any installation.

Ed McFalls reported that Uhler Associates has completed its field work has part of the stormwater management study of one HM village as a pilot study to gain an understanding of what information can be reasonably developed and at what cost. Ed also reported that he is working with PE Dan Daley of EB Walsh and representatives of Toth Bros. Site Contractors to study a desired solution to a basin pond between Kennett and Lincoln Villages which no longer serves any practical purpose as a stormwater management facility.

In other business, the BOD:

- Reviewed an e-mail to the president regarding drainage concerns behind Kennett;
- Reviewed the distribution of insurance companies insuring the various villages and discussed the desire to identify experienced residents to serve on the Insurance Committee;
- Heard/reviewed the monthly report from the SH Committee;
- Voted to conduct a test to barricade the steep stub driveway behind the SH;
- Reviewed a spreadsheet of comparisons for new or refurbished signs at all entrances with some additional options to follow;
- Noted a letter from a HM resident to Verizon requesting improvement in phone service.

The monthly FYI reports were reviewed and discussed.

The meeting adjourned at 4:30 pm.

Respectfully Submitted

Ed McFalls