

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
November 19, 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, and for the beginning of the meeting, Carol Campanelli, Chair of the Pool Committee. The meeting was called to order at 3:00 pm by the President, Bob Greco.

Carol Campanelli made a presentation of the reasons why the Pool Committee believed a fully renovated pool house is needed rather than a cosmetically improved facility with one all season restroom. While the facility has been maintained, the users consider the underlying original structure to be deficient in comparison with the community it serves. What is truly needed and what the cost would be can only be determined by proceeding with the Schematic and Design Development phases of the proposal from Daley & Jalboot (\$10,800 and \$14,400 respectively). The Board will urge the MA members to authorize these phases of study. As part of this discussion, the Board acknowledged receipt of a survey from Jack Keeley of other area 55+ communities and a request for consideration of adding a fitness room as part of the planning process for existing or future facilities.

The Board then reviewed a proposal from E.B. Walsh Associates to study and design the best route for a walking trail from the East Gate up to Inverness Village. After consideration, the Board approved the proposal not to exceed \$3,300 for the study, plan, cost estimates and coordination.

Ed McFalls reviewed the meeting that several Board members had with Alan Uhler earlier in the day showing the results of the study of Kennett's stormwater management facilities. The information available includes GPS locations of all inlets, endwalls and pipes including descriptions of material, size, length and condition assessment. Contrary to a perception going into the study, only a small portion of the system along Mill Road conducts water from outside the village. The corrugated metal pipe in the village is the most susceptible to deterioration and the study found some in good condition, some in fair and some in poor (rusted) condition. The Board requested Mr. Uhler to refine his proposal for continuing the study across the remainder of the community with a possible initial proposal of location services only to better refine the scope of the assessment phase of the effort.

In other business, the BOD:

- Heard the managing agent's report on steps to study the possible elimination of the on-stream dam that creates a pond between Lincoln I and Kennett that has been a source of some concern – next step is meeting with DEP official and engineer in December;
- Acknowledge HLN's notification that the village had an endwall area cleaned out;
- Heard/reviewed the monthly report from the SH Committee that included a suggestion to consider raising the floor in the first floor powder room to the height of the adjoining hallway floor;
- Turned down a Library Committee request for 2 "15 minute" parking spaces in the lower CC parking lot as being impractical and unenforceable;

- Reviewed a sample created by Elmark Sign Co. of what new oval signs at entrances could look like with different applications for lettering and the HM logo – asked for further refinement of logo design and final pricing;
- Authorized having Tom Basca Masonry create new curb cuts at 7 locations where walking trails currently end at curbs making them “inaccessible” to wheel chairs;
- Acknowledged communication from Verizon that, while Verizon remains very interested in making a bulk services proposal to HM when the time is appropriate, it remains unwilling to upgrade its facilities to FIOS grade unless it is awarded the bulk services agreement.

The monthly FYI reports were reviewed and discussed.

The meeting adjourned at 5:50 pm.

Respectfully Submitted

Ed McFalls