

Hershey's Mill Homeowners Association

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DRAFT – FINAL MA APPROVAL PENDING

Minutes of the Monthly Master Association Meeting

September 4, 2014

Attendees: P. Termine (A); B. Mangos (B); K. Fleming (C); P. Burt (D); L. Chessock (E); J. Keeley (F); Bill Glinski (G) Ron Rassmussan (H/L/N); B. Mackleer (I); Hal Deal (J); T. DuBois (K); A. Ruth (M); B. Grace (O); J. Bové (Q); H. Staller (R); G. Gannon (S); D. Haratz (T); B. Greco (U); F. Simone (V); B. Cotner (W); R. Cassel (Y); T. Sikorski; (Z) and E. McFalls. Also present for a discussion on the efforts to obtain proposals for the Hershey's Mill insurance programs was Bill O'Brien of the Insurance Committee.

President Bob Greco called the meeting to order at 3:00 PM. Alternate representatives were then asked to introduce themselves. The minutes of the July 10, 2014 Master Association meeting were reviewed. The minutes were then approved as submitted.

Bob introduced Bill O'Brien of the Insurance Committee who first acknowledged Buzz McClure and Bud Hughes who had served on the Insurance Committee asking that a letter of thanks be sent to Buzz's widow and to Bud Hughes expressing the MA's appreciation for their services. On motion made and seconded, the members voted to authorize such an expression of thanks.

Bill O'Brien had distributed a page for each village which indicated the renewal figures for that village. Bill began by discussing the proposed insurance renewal for the Master Association and Green Hill Sewer. The renewal produced a savings of \$5,200. Through this effort, a carrier was identified which would continue to write an overall D&O policy for the various villages, rather than separate individual policies which would have cost \$500 to \$800 additional per village.

The habitational market place has become very difficult. Valuations are all being produced by Marshall and Swift which have been increasing dramatically the past few years. The CAU policy includes Guaranteed Replacement Cost (GRC) and Improvements and Betterments coverages which are very good coverages. Bill is disappointed by the significantly higher premiums, but he believes this to be a sign of the reality facing the habitational marketplace. Individual presidents asked specific questions about their proposals and the carriers quoting. Bill added he is actively looking for other volunteers to serve with him on the Insurance Committee.

Bob Greco sought and received a motion which was passed unanimously to forward a commendation to Bill O'Brien for his many years of service as well.

Harry Staller then provided an update on a number of matters related to Security. The two gate phones at the Main Gate and the North Gate are being replaced. They are 11 years old and have been experiencing technical issues. Two Linear gate phones have been ordered to replace the

existing systems. The new systems will be easier to use, allowing guests to look up residents by last name.

The new East Goshen Fire Alarm regulations were included in the packet. These have been reviewed by the MA with Township representatives at a previous meeting. These requirements were published in the fall East Goshen Township newsletter for the whole township and are published in the September issue of TV Digest .

The final issue related to a set of vehicle regulations which was recently adopted by the MA BOD for the main roads and amenity parking areas of the Master Association. The MA has made an agreement with a towing firm to tow vehicles if these regulations are violated. On motion made and seconded the Regulations were approved for enforcement beginning October 1st.

Priscilla Burt then reported that Brandywine Caterers has been awarded an agreement to be the exclusive caterer for non-residents wishing to rent the Sullivan House for private parties. The agreement is for an initial period of two years. The Sullivan House Committee will be sending an Invitation for an Open House gathering on Wednesday, Oct 22 from 5-7 pm for MA members to promote the use of the House for council meetings and other village events.

Harry Staller reviewed a recent meeting with the architect Tom Daley on the Vision Quest feasibility study. Tom will be invited to the October meeting to provide an in-person presentation of the various options that have been considered and studied. MA members will be asked to react and provide feedback to the options put forward. Ball park cost figures will be shared as well to assist in members' consideration process. Members may share the information and get feedback from councils and residents as they find appropriate.

Bob Greco asked Ed to give a report on the Stormwater Management study. Under the original Master Declaration, if a storm water management facility was on village land, it was the association's responsibility. Under the Second Restated Declaration negotiated by the Transition Committee, if a facility on a village manages water from more than one village, that facility became an MA responsibility. Since the drafting of that document, there has been some question if the MA should consider accepting responsibility for storm water management facilities back to, but not including, gutter drains from the houses. In order to understand the implications of such a suggestion, it will be necessary to survey the system to develop cost parameters for maintaining it. The BOD has engaged Kerry A. Uhler Associates – a professional engineering firm – to survey one village to gain an understanding of what we would learn by surveying the entire community as well as a better understanding of the full cost of conducting such a survey. This initial survey is scheduled for Kennett Village in mid-September.

Bob provided a time for members to share anything that was on their minds about the MA or their villages and members generally shared individual issues that each is facing with maintenance concerns, reserve funding, etc.

There being no additional business the meeting was adjourned at 5:00 pm. The next meeting will be conducted on Thursday, **October 2**, 2014 at 3:00 pm.

Respectfully Submitted,

Ed McFalls
Secretary Pro Tem