

# ***Hershey's Mill Homeowners Association***

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## **DRAFT – FINAL MA APPROVAL PENDING**

Minutes of the Monthly Master Association Meeting

October 2, 2014

Attendees: John Ford (B); K. Fleming (C); P. Burt (D); L. Chessock (E); J. Keeley (F); J. McCombs (G) J. Schuerger (H/L/N); B. Mackleer (I); D. Fell (J); R. Herschel (K); A. Ruth (M); B. Grace (O); E. Laufenberg (P); J. Bové (Q); H. Staller (R); G. Gannon (S); D. Haracz (T); B. Greco (U); F. Simone (V); B. Cotner (W); G. Earle (Y); B. Bronner; (Z) and E. McFalls. Also present for a discussion on Vision Quest progress was Architect Tom Daley.

President Bob Greco called the meeting to order at 3:00 PM. Alternate representatives were then asked to introduce themselves. The minutes of the September 4, 2014 Master Association meeting were reviewed. The minutes were then approved as submitted.

Finance Committee Chair Bob Bronner then made a presentation regarding the proposed 2015 MA budget. He reviewed a budget summary page that he suggested was a good document for presidents to share with their residents. He reviewed line items which had modest increases and those with decreases, but emphasized that the overall MA assessment of \$141.33 per house per month would be maintained for the third year in a row. He commented that the recently adopted CIF had contributed about \$25,000 since July. As an aside, Boyd Mackleer, BOD liaison to the Pool Committee handed in a check from the Pool Fund in the amount of \$7,000. Bob answered a question about local cable and sewer rates by saying that HM's rates for these services were significantly lower than those locally in East Goshen Township. On motion made and seconded, the MA members voted unanimously to adopt the Budget as recommended by the Finance Committee and BOD.

Bob Greco then introduced Tom Daley, Architect from Daley & Jalboot who provided the members with a thorough progress report on the Vision Quest Feasibility Study. After input from resident groups last winter, the study components were: pool house facilities; events/meeting space; Community Center elevator; and additional, accessible parking. A review of HM indicated four areas (all in the general MA amenity area) possibly available for new or renovated facilities: 1. The pool house location; 2. The grass area across the pool from the pool house; 3. The hillside west of the Sullivan House; and 4. The grass games area adjacent to the Wood Shop. Tom reviewed schematic designs for a fully renovated and expanded pool house with larger and all-season restroom/shower facilities, an expanded Mermaid Cove and new storage and lifeguard office spaces. Plans for an elevator in the CC which had been more thoroughly considered earlier in the year were also reviewed. A future Events Building with space for 250 in auditorium style seating or 150 seated around tables was briefly described and parking for at least 30 and perhaps 50 additional cars was identified. Tom reviewed estimated project costs for the refurbished and expanded pool house of approximately \$900,000, and for the CC elevator of about \$166,400. Since these two projects would consume most Vision Quest and Capital Improvement funds available over the next 3 to 4 years, estimated costs for events space and parking are not a near term

consideration. There was an extended discussion period about priorities, budgets and next steps. It was emphasized that the pool house and elevator projects could be accomplished over the next three years utilizing existing and contemplated funds already being received through the \$7.50 per house per month Vision Quest contribution and the CIF's being collected from resale transactions. On motion made and seconded, the members present voted unanimously to authorize \$2400 for completing the necessary study to prepare the CC elevator project for contracting. The presentation will be sent out to the presidents for sharing with their residents at November and December budget meetings. The members agreed that a vote on funding further architectural study for the pool house would be conducted at the December MA meeting.

Priscilla Burt reminded the members to RSVP to the invitation to the Sullivan House MA reception and to try to send an alternate if the village president cannot attend.

Under Old Business, members raised questions about where on the priority list are other Vision Quest ideas such as walking trails, dog park, etc? Priscilla reported that study and possible budget costs have been developed on trails, but not pursued while the VQ Feasibility Study has been conducted. She was asked to prepare a presentation on possibilities for the next BOD meeting.

Joe Bové reminded the members that Sunday October 19<sup>th</sup> from 1:00 to 4:00 pm would be the next Open Community Day. There was discussion about surveying attendees, but Joe indicated that the visitors come and go without a chance to get feedback at the end. New residents are surveyed however.

There being no additional business the meeting was adjourned at 4:45 pm. The next meeting will be conducted on Thursday, **November 6**, 2014 at 3:00 pm.

Respectfully Submitted,

Ed McFalls  
Secretary Pro Tem