

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

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

Minutes of the Monthly Master Association Meeting

November 6, 2014

Attendees: Pete Termine (A); B. Mangos (B); K. Fleming (C); P. Burt (D); L. Chessock (E); J. Keeley (F); B. Glinski (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); P. Erickson (T); B. Greco (U); B. Bove (V); B. Cotner (W); G. Earle (Y); B. Bronner; (Z) and E. McFalls.

President Bob Greco called the meeting to order at 3:00 PM. The minutes of the October 2, 2014 Master Association meeting were reviewed and approved as submitted.

Harry Staller referenced the proposal from Daley & Jalboot that was in the packet. He noted that the steps set forth in the proposal were standard procedures for approaching projects and would allow opportunities for the MA members to review progress efforts and make informed decisions about continuing the effort. Don Fell asked if there was a report that indicated the need for replacing rather than renovating the existing pool house. Several asked if an estimate should be obtained to simply fix up the existing building. Some questioned the value of spending \$900,000 for such a facility. This will be the subject of the December 4<sup>th</sup> MA meeting.

Harry then commented that he did not yet have a report on the remaining elevator study, so he expected that the final discussion and action on an elevator would also be on the agenda for the December meeting.

It was asked what further information or input should be sought before a discussion on December 4<sup>th</sup> about the merits of a fully renovated pool facility. Boyd commented that the Pool Committee was unanimous in its sense that the pool building is wholly inadequate for the needs of a community such as Hershey's Mill. However, some thought we should ask Richard Egan or similar contractor what it might cost to fix up the existing pool house. Harry Staller suggested we could obtain reasoning from the pool committee for the desired full renovation. Bob Greco noted that the MA has been discussing the need for a new pool house for some time and it was identified as a top priority through the Vision Quest process, and this was the first meeting where anyone questioned the need for the effort. However, we have the information from Daley & Jalboot and he invited those that wanted an alternate proposal considered to bring such to the December meeting. Jack Schuerger volunteered that he would get a group together to work on such a proposal.

Priscilla Burt then made a presentation about walking trails. She commented that the most dangerous stretch of roadway without a trail is the area from the East Gate up to Inverness where grade and curves make visibility an issue. Ed McFalls will be meeting with an engineer from EB Walsh Associates to discuss an evaluation of alternatives for that stretch. There should be a proposal next month.

Joe Bové then provided a report from the Marketing Committee on the 4<sup>th</sup> Open Community Day which was conducted in October. The first such Open Community Day had 160+ cars. The next 3 Open days have had about 60 cars each, which is considered a very successful event. A dozen volunteers helped to facilitate the day. He also commented on the monthly activity report from Rhoads Creative on the traffic on our hersheysmill55plus.com website. 90% of the traffic comes from general searches or referrals from other website searches. The other barometer is sales. There have been 80 sales this year through the end of September with the average “on the market” period for these sales of only 30 days – down from over 100 days two years ago. Barb Mangos commented that the value was the awareness that the advertising and the Open Community days have created.

Priscilla commented on the recent reception hosted by the Sullivan House Committee for the MA members. The committee and caterer were very pleased with the turnout. The committee has increased awareness and more villages are now using the facility for meetings. They have formed the Friends of Sullivan House (FOSH) to help increase financial support. It was suggested that information be shared at open village meetings about the costs of hosting an event at the House.

There was a discussion about the suggestion to possibly barricade the steep hill behind the Sullivan House down to the pool area parking lot. After some conversation, on motion made and seconded, the MA voted to keep the stub road open, but to add taller 4x4 posts with reflectors on either side to be visible to a driver negotiating the downgrade.

Don Fell asked about studying the possibility of adding some of the suggested parking spots shown on Tom Daley’s Vision Quest master plan for the lower lot and around the Sullivan House circle. Ed will seek a proposal for a survey of the MA amenity complex which is a first step in continuing the Vision Quest study work anyway.

Under new business, Jack Keely asked about maintenance needs for paddle courts. Ed indicated David Dodge of Premier Courts has been on site to inspect and plan some repairs.

George Earle asked if any other villages were having complaints about helicopter noise, and asked the Board to make an inquiry through the township.

Bob Bronner welcomed Karin Fleming to the Finance Committee.

There being no additional business the meeting was adjourned at 4:25 pm. The next meeting will be conducted on Thursday, **December 4**, 2014 at 3:00 pm.

Respectfully Submitted,

Ed McFalls  
Secretary Pro Tem