

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

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

Minutes of the Monthly Master Association Meeting

December 4, 2014

Attendees: R. Vaughn (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); J. Reidy (O); E. Laufenberg (P); J. Bové (Q); H. Staller (R); D. Haracz (T); B. Greco (U); F. Simone (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 November 6, 2014 Master Association meeting were reviewed and approved as submitted.

The Pool House proposal was the main topic and purpose for this meeting. Bob Greco asked if there were any questions about the various documents that had been furnished with the meeting packet. None were raised. Bob Bronner moved that the Master Association approve \$33,600 funding for the initial increment of the Daley and Jalboot pool house design proposal. This funding will permit completion of the schematic design (\$10,800), the design development (\$14,400) and the civil engineering survey (\$8,500). Leo Chessock seconded the motion.

Jack Schuerger pointed out that the members should consider the alternate renovation proposal for between \$110,000 and \$125,000. George Earle described the alternate proposal that had been submitted by the task force that volunteered to investigate renovating the existing pool house rather than pursuing a nearly full re-build with expanded space.

MA members asked a series of questions about the two different approaches and offered comments generally alternating between the need or desire to accomplish something more than just on-going maintenance to achieve a genuine betterment for the pool recreation complex and the sense that the projected cost submitted by the architect was simply too expensive for the concept plan proposed. Members asked clarifying questions to assure themselves that the MA would have additional opportunity to provide input to the architect during the schematic design phase to make sure that the final design met the community's needs both for a more functional, usable facility and one that would be a compelling attraction to keep Hershey's Mill competitive in the active adult community marketplace.

After a lengthy discussion, the question was called. On show of hands, 14 voted in favor and 9 opposed. The following asked to be listed as opposing the motion: George Earle, Jack Schuerger, Don Fell, Dick Haracz, Allen Ruth, Frank Simone, Ron Vaughn and Bill Glinski. Bob Greco asked all members to carefully review the Pool House Design Guidance document and to offer any suggested changes for consideration. This document and the next steps in the Schematic Design phase will be discussed at the January MA meeting.

Ed McFalls reported that E.B. Walsh Associates had been engaged to study the best route and estimated costs for installing a walking trail from the East Gate northward to Inverness Village as a potential initial phase of a multi-year plan to add some trails on the eastern side of Hershey's Mill.

Harry Staller reported that the elevator proposal for the Community Center was still pending as Berks Ridge Construction was awaiting final bid proposals from some of the subcontractors that would be involved in the effort if approved.

Bob Greco reported that the Sullivan House Committee had submitted a proposal to raise the floor level of the first floor powder room of the Sullivan House. Bob asked George Earle to furnish a sketch to help understand how this might be accomplished.

Under Old Business, George Earle asked if there had been any progress with the helicopter noise situation. There has not, but the Board will write a letter to the township on the issue.

Harry Staller provided a verbal report that all the new gates are now in and functioning. He also reported that traffic enforcement stops have resumed and are resulting in one stop every 25 minutes (when engaged in this effort) versus one every 45 minutes in the summer.

On the Financial Report, Bob Bronner commented on the CIF which had brought in \$47,460 dollars from 28 home sales as of 10/31.

Bob Greco addressed Ron Vaughn's letter in the supplemental information by saying that he felt the MA was in fact following the requested guidelines.

There being no additional business the meeting was adjourned at 4:15 pm. The next meeting will be conducted on Thursday, **January 8**, 2015 at 3:00 pm.

Respectfully Submitted,

Ed McFalls  
Secretary Pro Tem