

***Board of Directors***  
***of the***  
***Hershey's Mill Homeowners Association***  
**1389 East Boot Road \* West Chester, Pennsylvania 19380 - 5988**  
**Minutes of Meeting**  
**January 29, 2015**

The Board of Directors met at the administration office in the shopping center. Attending were Board members Bob Greco, Priscilla Burt, Joe Bové, Boyd Mackleer and Rick Herschel. Also present was Managing Agent Ed McFalls. The meeting was called to order at 2:00 pm by the President, Bob Greco.

The Board discussed various issues associated with Vision Quest. The Pool House Design Committee met with Tom Daley on Friday, January 23<sup>rd</sup>, toured the pool house and then discussed some possibilities. Daley will work with the input and return to the 2<sup>nd</sup> meeting scheduled for February 18<sup>th</sup> with 2 main alternative concepts and at least 2 variations for each. Ed showed a preliminary engineering survey of the amenity area and got some clarification from the Board on a couple of questions from the engineer. The engineer indicated that due to personal illness he had not made as much progress on the walking trail study as he had contemplated, but intended to have some preliminary information in the next week or two. In its continuing contemplation of access to the upper level of the CC, the Board discussed a couple of alternative suggestions to the three stop elevator concept. These will be looked at while a final elevator proposal is still awaited.

Ed McFalls reported that Uhler & Associates had completed the field work for stormwater facility location in eight (8) villages in the western portion of the community and were continuing their efforts. Once field location of all facilities is complete, the assessment, measurement and documenting phase will begin. Also on stormwater issues, Ed has consulted with East Goshen Township manager Rick Smith regarding Dam #2 which creates the pond between Lincoln and Kennett in the wooded flood plain. On-going annual maintenance efforts will have to increase, or alternatively, it may be permissible to remove the dam with a one-time effort.

Priscilla Burt reported on her meeting with the Sullivan House Committee. A request for variance has been submitted to the PA Dept of Labor and Industry to seek permission to raise the floor in the first floor powder room without achieving full ADA accessibility standards. After many years of exemplary service, Bobbe Schackel will be stepping down as SH Committee chair in May. The Committee and the entire community are grateful for her service. Judy Molt will assume the chair of the committee at that time. The Committee is developing guidelines to allow small groups the ability to have personal food use for meetings without clean up fees to help promote use of the House by such groups. One other goal is to have the house open daily for more casual visits by home owners. The Committee is investigating security cameras to help facilitate this transition.

In other business, the BOD:

- Considered a request for a phone line in the Library and will investigate the possibility of an extension on the existing CC line since the two offices are generally not open at the same time;

- Noted submission of a building permit application to the township to allow the installation of the new, replacement oval signs at the gates;
- Approved some minor repairs to the wood shop driveway to be accomplished in conjunction with other anticipated paving repairs in the spring;
- Appointed Boyd Mackleer and Rick Herschel as BOD liasons to Security and Vision Quest efforts respectively;
- Discussed a request from Vassar Village Council suggesting an amendment to MA bylaws mandating a community referendum for capital improvement projects in excess of a given threshold, but determined such was not in accordance with the legal membership structure of the Master Association and noted that presidents (and councils) are elected to represent the best interests of the overall community; and
- Heard the report from the Finance Committee that the Master Association received 46 Capital Improvement Fees totaling \$77,970 from resales in the second half of 2014 – this was 11 CIFs or \$18,645 more than had been projected.

The monthly FYI reports were reviewed and discussed.  
The meeting adjourned at 4:45 pm.

Respectfully Submitted  
Ed McFalls