

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
March 26, 2015

The Board of Directors met at the administration office in the shopping center. Attending were Board members Bob Greco, Priscilla Burt, 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. Rick Herschel shared a draft of "6 Principles for the Design and Building of New Facilities at Hershey's Mill." After discussion, upon motion made and seconded, the "6 Principles" were adopted by the BOD. Boyd Mackleer reported that the Pool House Design Committee would be meeting on April 1st to review two revised alternatives for a Pool House design. Ed then provided the BOD with a preliminary draft of a proposal from HM Landscape that included cost elements from several sub-contractors to remove a layer of trees east of Chandler Drive from the East Gate to Inverness Village (across from Brighton Village), then regrade and lower the berm, excavate and stone a 6' wide base and pave a 5' wide walking trail. At Inverness, the path would cross Chandler Drive, and extend on the Brighton Village side to the cart crossing between holes 14 and 15 of the golf course. While the proposal is not finalized, this preliminary estimate is slightly less than \$100,000 compared to the engineer's estimate of \$240,000. Some further refinement will be accomplished before the formal proposal is submitted to the MA for consideration in May.

The BOD again discussed the issue of considering accessibility to the upper floor of the Community Center. The 3-floor elevator concept that consumes the office and half of the Malvern Room above would cost about \$175,000. A 2-floor, enclosed lift concept has been proposed that would only utilize a small portion of the Billiards and Malvern rooms for probably less than a third of the cost of the 3-floor elevator. A third option is a ramp from the front of the CC into the upper level. The practicality of the ramp is being studied before submitting the alternatives to the full MA for consideration.

Ed McFalls provided the Board with an update on the flow of water emanating from the toe of the berm for the Winter Storage Lagoon in the vicinity of the Garden area driveway. Just this afternoon, Pipe Data working under the auspices of the Green Hill Sewer Association had determined that roots were blocking the perimeter underdrain under the berm which was then causing the water to back up and bubble through to the surface. The roots have been cleared and the flow has ceased. Tests will continue to insure this is fully resolved.

In other business, the BOD:

- Heard an update on the progress of Uhler & Associates on mapping the storm water management facilities across the community;
- Understands that Toth Bros. excavating is measuring silt and other parameters associated with the shallow pond between Kennett and Lincoln in order to prepare a plan and proposal for breaching the dam and restoring the stream to its natural state;
- Approved a modest two camera option for monitoring at the Sullivan House;
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- Discussed the plans for having the Sullivan House generally open and available for resident visits during the daytime hours;
- Heard of SH Committee desire for remotely controlled thermostats;
- Reviewed a draft of consolidated policies adopted by the Board over the last ten years and will review more thoroughly for next month;
- Understands the new signs for the gates and corner at GH and Boot should be installed the week of April 13th;
- Reviewed a proposal from Chester County District Attorney Tom Hogan to provide an on-site seminar addressing scams targeting seniors and other criminal activity; and
- Discussed options for repairing the shuffleboard courts, but will consult users.

The monthly FYI reports were reviewed and discussed.

The meeting adjourned at 4:00 pm.

Respectfully Submitted

Ed McFalls