

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
April 30, 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.

Boyd Mackleer discussed the Pool House Design Committee meeting from the previous day and shared the two design options (A & B) that were presented. Option A is the flipped design and Option B is generally in the current configuration. The consensus of the Committee is to favor the flipped Option A. Tom Daley will attend the May 7th meeting to give the MA members an update on the two options. A professional cost estimator is doing a better estimate of both options, but those figures will not be available for the May 7th meeting.

The BOD then discussed the recently updated proposal from Hershey's Mill Landscape and its subcontractors for a walking trail from the East Gate to past Inverness. Figures have been adjusted for more stringent specifications of greater depth of stone and thicker porous pavement. The total proposed cost for the effort on mostly the eastern (352) side of Chandler Drive is still slightly under \$100,000. Ed McFalls was directed to get a proposal from E.B. Walsh & Associates to prepare the necessary plan for a submission to East Goshen Township.

Options for improving access to the upper level of the Community Center were discussed. The Board requested further information on variations on the three possibilities – elevator, lift or ramp (either interior or exterior).

Ed McFalls provided the BOD with an update on Green Hill Sewer Association's recently completed Cell #1 renovation program. This major effort to remove sludge, install a new liner and replace the Lasaire aerification system was just completed on Wednesday. The stress of operating the plant on two cells instead of the normal three has resulted in odors that should clear up in a few days to about a week.

The Board was again made aware of the dangers of residents walking along the golf cart paths during play. While there are stretches between greens and subsequent tees that intersect with walking trails and roads, and residents are welcome to walk late in the evenings and on Mondays when there is no golf outing, SAFETY demands that residents avoid walking along the golf course anytime during play.

In other business, the BOD:

- Heard an update on the progress of Uhler & Associates on mapping the storm water management facilities across the community;
- Received update that Toth Bros. Excavating is developing plan for breaching Dam #2 on pond in woods between Kennett and Lincoln to restore stream to natural state;

- Authorized having the architect provide a full first floor plan of the SH for PA L&I submission – a required prerequisite for raising the floor of the restroom;
- Heard an update on cameras and re-keying of the SH doors;
- Discussed appropriate response for the Master Association when a resident performs or arranges for unauthorized clearing or plantings on Master Association land including the possibility of fines, clean up and restoration;
- Reviewed a draft of consolidated policies adopted over the years and agreed to distribute to the members as a reference/reminder; and
- Received explanation from sign company on delay in installing new signs.

The monthly FYI reports were reviewed and discussed.
The meeting adjourned at 4:30 pm.

Respectfully Submitted
Ed McFalls