

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

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

**Minutes of the Monthly Master Association Meeting**

**April 2, 2015**

Attendees: P. Termine (A); B. Mangos (B); K. Fleming (C); P. Burt (D); J. Jorda (E); J. Keeley (F); B. Glinski (G); B. Bruce (H/L/N); B. Mackleer (I); D. Fell (J); R. Herschel (K); Don Yonkunas (M); Jack Reidy (O); E. Laufenberg (P); J. Bellas (R); C. O'Fria (S); P. Erickson (T); B. Greco (U); F. Simone (V); B. Cotner (W); B. Bronner; (Z) and E. McFalls.

President Bob Greco called the meeting to order at 3:00 PM. He asked new members and alternates to introduce themselves. The minutes of the February 5, 2015 Master Association meeting were approved as submitted.

Boyd Mackleer reported on the Pool House Design Committee which conducted its 3<sup>rd</sup> meeting yesterday where two revised options were reviewed and refined. The Committee will meet again on April 29<sup>th</sup>, and will present two options to the full MA at its May 7<sup>th</sup> meeting. Rick Herschel then reported on his efforts to develop the "6 Principles for the Design and Building of New Facilities at Hershey's Mill" which will be utilized in reviewing this and future plans.

Ed McFalls reported on the Board's efforts to review the various concepts for providing better accessibility to the upper level of the Community Center including the 3 floor elevator concept, a lift from the lower level to the upper level and a possible ramp from the lobby to the upper level.

Bob Greco spoke to the SH Powder Room floor issue. PA's L&I sent the application back with a requirement to provide a full first floor plan so they may review the proposal in the context of how the powder room fits into the full facility. A camera system has been identified for providing coverage for the doors so the building can be opened throughout the day.

Ed updated the members on several issues. The walking trail study that has been conducted by EB Walsh for the stretch of road from the East Gate to Inverness. HM Landscape is refining a proposal to accomplish a path on the 352 side of Chandler Drive through most of that stretch, although it must cross to the Brighton Village side at the northern end near Inverness. A proposal will be presented at the May meeting. Uhler & Associates continues their mapping and assessment of the stormwater management system throughout the Mill. A report is anticipated by June. The new signs at the gates and the corner of Boot and Green Hill Roads should be installed the week of April 13<sup>th</sup>. Comcast representatives have indicated that they will reverse the billing for any residents being invoiced \$2.99 a month for the small DTA converters that allow reception of basic (not digital) cable service. The Insurance Committee reports that there were \$1,265,000+ of hail damage claims paid from last summer's severe storm, and over \$170,000 in slip and fall claims. Such loss experience may impact the villages' insurance pricing on renewal this coming October. The Committee will try to persuade carriers that the hail was a one-time anomalous event. A flow emanating from the berm of the winter storage lagoon near the gardens was discovered to be

caused by roots clogging an underdrain system which were cleared, thereby correcting the issue. The Green Hill Sewer Association will also be accomplishing a full renovation of one of its three treatment cells located near the golf club. Tank trucks and equipment will be working in that area for the two to three weeks of this effort.

The Marketing Committee reports that its next Open Community Day will be conducted on Sunday, May 3<sup>rd</sup> from 1:00 to 4:00 pm. This is being advertised in the Inquirer's 55+ real estate section and a couple of monthly magazines. Jack Keeley reported that few more homes are coming on the market in view of the improving real estate marketplace, but sales are generally being promptly secured.

Green Hill Sewer Association Board wishes to implore residents not to flush wipes, plastic bags, Depends or other such items down toilets. Even though some wipes are marketed as "flushable", they are in fact not biodegradable and cause problems at the treatment plant that add to the expense of operating the system and can result in higher monthly assessments.

Bob Greco reported that a resident had petitioned the Board about clearing and treating walking trails during the winter. The Board reminded everyone that it is economically impractical and an exercise in futility to maintain trails in a clear condition during winter months. Residents are asked to use common sense in not walking on trails when ice and snow are present.

There being no additional business the meeting was adjourned at 3:50 pm. The next meeting will be conducted on Thursday, May 7, 2015 at 3:00 pm in the Ardmore Room of the CC.

Respectfully Submitted,

Ed McFalls  
Secretary Pro Tem