

***Board of Directors***  
***of the***  
***Hershey's Mill Homeowners Association***  
**1389 East Boot Road \* West Chester, Pennsylvania 19380 - 5988**  
**Minutes of Meeting**  
**June 25, 2015**

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

The Board briefly discussed the various options for improving access to the upper level of the Community Center as summarized at May's meeting. The BOD has engaged architect Tom Daley to do a study of the ramp concept. It is anticipated that sufficient information about the various alternatives should be available for a full consideration at the September Master Association meeting including costs as well as pros and cons of each option.

The June 16<sup>th</sup> accident on the Merrifield curve was discussed. Several communications from Merrifield council and/or residents have been received and reviewed by the Board. Alternatives for improving the safety along the curve include, but are limited to, the following: 1. Doubling the heavy timber posts so that no vehicle could go through the rail without striking a heavy post to slow it down; 2. Installing a steel post and rail system for the same purpose; 3. Installing speed humps on either side of the curve to slow vehicles just before entering the curve; and 4. Removing the large evergreens on the Brighton Village side to improve visibility around the curve. All of these are being investigated with cost estimates being sought.

In light of the re-election of the incumbent BOD members at the June 4<sup>th</sup> MA meeting, the BOD conducted its re-organization at this meeting. On motion made and seconded the following slate of officers was unanimously elected:

President	-	Bob Greco
1 <sup>st</sup> Vice President	-	Boyd Mackleer
2 <sup>nd</sup> Vice President	-	Rick Herschel
Secretary	-	Priscilla Burt
Treasurer	-	Joe Bové

The BOD discussed the status of several contracts/agreements with community-side implications. The trash/recycling contract with Republic Services is in the 2<sup>nd</sup> of the 3 year contract. The price will increase from \$15 to \$15.25 on January 1, 2016 for the 3<sup>rd</sup> and final year. The Insurance Committee will be sending requests for proposals to several brokers for competitive bids on the village and Master Association insurance programs. The landscape contract will be up for renewal this year, and the HM Landscape Co will be asked for its renewal proposal.

In other business, the BOD:

- Discussed the status of the plan for the walking trail from the East Gate to beyond Inverness;
- Heard update on Uhler Associates mapping/assessment of stormwater management project;
- Heard update that Toth Bros. Excavating has prepared plan for submission to PA DEP for dam removal in woods between Kennett and Lincoln;
- Received update on efforts to obtain proposal(s) for directional signs within Hershey's Mill;
- Joe Bové distributed New Resident Questionnaire results and shared some insights from the responses;
- Heard update on the SH Committee's consideration of the revised basement access plan to allow for raising the powder room floor; and
- Discussed the desirability of investigating having HM alarm systems and gate entry computers work with mobile phones so residents might one day no longer need a land line.

The monthly FYI reports were reviewed and discussed.  
The meeting adjourned at 4:00 pm.

Respectfully Submitted  
Ed McFalls