

Hershey's Mill Homeowners Association

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DRAFT – FINAL MA APPROVAL PENDING Minutes of the Monthly Master Association Meeting June 4, 2015

Attendees: P. Termine (A); B. Mangos (B); Bill Judkins (C); P. Burt (D); L. Chessock (E); D Harter (F); Richard Skilton (G); R. Rasmussen (H/L/N); B. Mackleer (I); D. Fell (J); R. Herschel (K); A. Ruth (M); B. Grace (O); Dave McClemens (P); J. Bové (Q); J. Bellas (R); John Lutley (S); Bill Mertz (T); B. Greco (U); F. Simone (V); B. Cotner (W); Rex Cassel (Y); 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 May 7, 2015 Master Association meeting were approved as submitted.

Priscilla reported on the Sullivan House and the new policy of having the facility open throughout the day. Security cameras have been installed to monitor the doors. The architect has completed the floor plans of the House to accompany the re-submission to L&I requesting a permit to be able to raise the floor in the first floor powder room to improve accessibility.

Ed McFalls discussed the proposal from HM Landscape and its sub-contractors to accomplish tree removal, grading, base development and paving of a new walking path from the East Gate to beyond Inverness via the eastern (Rt 352) side of Chandler Drive up to the Inverness sign, then crossing Chandler to the Brighton side for the short extension to the cart path between the 14th and 15th holes of the golf course. After consultations with the engineer, East Goshen officials and contractors, the conclusion has been to prepare the plan utilizing a standard specification of drainage pipe and regular asphalt rather than pursuing the porous pavement option. Several members expressed frustration with some residents' refusal to utilize existing walkways and instead walking on Chandler Drive and Mill Road.

Ed also reported that Uhler & Associates has completed its location effort of stormwater management facilities – there are over 1100 inlets within the community – and are continuing the condition assessment study. Toth Brothers Excavating is working on the plan for breaching the regulated dam in the woods between Kennett and Lincoln villages.

Boyd Mackleer reported on the Nominating Committee. Three Candidate Information Forms have been submitted by the incumbent Board members (and no others). In light of the requirement that all Candidate Forms be submitted by this meeting, on motion made and seconded, the members voted unanimously to re-elect Priscilla Burt (Devonshire), Bob Greco (Ulster) and Rick Herschel (Kennett) to new two year terms on the Board of Directors.

Boyd reported for the Pool House Design Committee listing its members (Karin Fleming, George Earle, Carol Campanelli, Boyd Mackleer and Ed McFalls) and describing its activities. Boyd

discussed the two Options A & B and described how well the Committee members worked together to cooperatively arrive at the unanimous recommendation that Option A should be the one pursued by the community. The Finance Committee endorsed Option A at its most recent meeting, and the Board then endorsed this recommendation as well. Bob Bronner then reported on the Finance Committee's review of the Vision Quest Tracking spreadsheet at its meeting and indicated that the Fund has sufficient monies being paid in through the resale Capital Improvement Fees and the Vision Quest contribution from the budget to afford the pool house effort as well as the planned walking trail and any one of the accessibility improvement concepts for the Community Center that have been under consideration. There was a motion made and seconded that the MA should proceed with complete design of Option A for the Pool House. After discussion, the members voted unanimously to approve the motion. On motion made and seconded, the MA voted unanimously to authorize the additional \$46,800 in architectural expense to complete the design for Option A.

Under new business, John Lutley raised a question with respect to allowing outside non-resident golf members to pay an additional fee to the Master Association to allow these members to use the Hershey's Mill pool. This has been considered but not adopted in the past. Pros and cons of this concept were expressed by several members. Proponents were encouraged to develop facts and submit a proposal if they wanted this concept pursued.

There being no additional business the meeting was adjourned at 4:05 pm. The next meeting will be conducted on Thursday, July 2, 2015 at 3:00 pm in the Ardmore Room of the CC.

Respectfully Submitted,

Ed McFalls
Secretary Pro Tem