

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
July 30, 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 Boyd Mackleer. Also present was Managing Agent Ed McFalls. The meeting was called to order at 2:00 pm by the President, Bob Greco.

The Board reviewed a summary of the various meetings that the Finance Committee conducted with some of the Amenity Chairpersons on Monday, July 27th. Joe Bové was pleased with how prepared each amenity chair was with information and how collegial all the discussions went. The topic of access to the upper level of the CC was discussed in a couple of the meetings, and the general opinion was that, while access is important, the many users of the building make any proposal that consumes existing space impractical. Other topics were the need for shaded benches for the sports courts and accomplishing a relocation of the shuffle board courts (perhaps 2 instead of 4). The Board discussed how to gauge interest within the community and to prioritize within the Sports Group regarding such suggestions for improvement.

The Board then reviewed the status of various Vision Quest projects. The architects were on site the prior week to gather more information relative to the Pool House design, a possible ramp to the upper level of the CC from near the front entrance and for tweaking of the plan for submission to PA's Dept. of L&I for the raising of the powder room floor in the Sullivan House. Ed McFalls is working with EB Walsh, East Goshen Township representative and EGT Engineer to develop a suitable plan for the paved trail from the East Gate to Ashton Village.

Options for improving the situation near the Merrifield curve were discussed. Following the consensus expressed at the July Master Association meeting, the Board voted to authorize Hershey's Mill Landscape to install an additional vertical post between each of the existing posts to strengthen guardrail along the curve. The Board also voted to install STOP signs for both directions on Chandler Drive at the southern entrance to Merrifield Village (entrance closest to Chatham Village) as well as STOP AHEAD signs in either direction. If this does not slow traffic in the area, the Board still has the option of considering the addition of speed humps in the future.

A long list of needed repairs to the existing walking trails has been prepared and reviewed for proposal purposes. The Board reviewed a proposal from Schaffer Contracting to accomplish the needed repairs and after discussing several alternates, voted to authorize the repairs. Work should be accomplished this fall. One of the alternates was to plan to widen over time the various sections of the walking trail adjacent to Quaker Village, but because of the narrowness of the space available, the Board voted unanimously to keep the width through this area at 4' rather than widening which would force the trail paving right up against the road curbing.

In other business, the BOD:

- Reviewed a thorough report from the Sullivan House Committee including the very successful fundraising raffle conducted by the Friends of the Sullivan House (FoSH);
- Heard update on Uhler Associates mapping/assessment of stormwater management project;
- Learned that an officer of Commonwealth's Fish & Boat Commission indicated he would sign off on the removal of the dam and "impoundment of water" in the woods between Kennett and Lincoln;
- Reviewed the first of at least two proposals to replace interior directional signage in the community;
- Authorized the acquisition of a 12x16 shed to be placed to the right of the Main Gate exit lane in order to store gate equipment, signs, security apparatus, etc.;
- Noted an announcement that representatives of PA's DEP would be at the East Goshen Township meeting on August 4th to discuss both the Hershey's Mill Dam and the Milltown Dam; and
- Voted to accept the proposal to essentially extend the existing HM Landscape maintenance agreement for the Master Association for four additional years with no increase in cost for 2016 and CPI increases in the subsequent 3 years. The threshold for the fuel surcharge will be increased from \$2 to \$3 to eliminate its impact in the present environment, but guard against unforeseen spikes in fuel costs down the road.

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

Respectfully Submitted
Ed McFalls