

***Board of Directors***  
***of the***  
***Hershey's Mill Homeowners Association***  
**1389 East Boot Road \* West Chester, Pennsylvania 19380 - 5988**  
**Minutes of Meeting**  
**August 27, 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 various financial reports including the updated Reserve Analysis, the Vision Quest Funding Analysis and the Capital Improvement Fees for 2015. Ed McFalls then reviewed a preliminary first draft of the budget for the Master Association from the Finance Committee. Both the Finance Committee and the Board are committed to holding the line on the monthly assessment to the extent possible, but may have to pass through any increase from the Green Hill Sewer Association.

The issue of whether a Capital Improvement Fee should be collected from an existing HM home owner who is selling one home in HM and purchasing another was discussed. The outside purchaser of the home owner's house would obviously pay the CIF on that purchase, but whether the present home owner should pay the CIF on their purchase of another home in HM was debated. Board members were divided on the issue, and since it was a resolution passed by the full Master Association, the Board passed a motion to submit the question to the full MA membership at its September meeting. The minutes of the May 1, 2014 MA meeting where the CIF was originally adopted will be included in the packet for the MA Members' reference.

The Board then reviewed the status of various Vision Quest projects. The architects are continuing their work in the Design Development stage of the Pool House project. A question from the Sports Group about the location of the year round restrooms in relation to the sports venues was discussed with the decision to keep the preliminary design as presently contemplated. The architects had also submitted some sketches and comments regarding a ramp from near the front door of the Community Center to enter into the upper level. After discussion, the Board directed that the architects should further develop the concept of the covered, but not enclosed ramp. On the plan for the walking trail from the East Gate to Ashton, there has been some hold up of planning because of storm water management issues. Ed McFalls is meeting with Township reps and the engineer next week in an effort to resolve these issues for not just this path, but other future paths as well.

The Garden Committee has reported a number of instances where residents have had household items deposited into the garden area roll off dumpster intended only for garden area debris. After discussion, on motion made a seconded, the Board voted to approve a fine of \$200 for anyone observed depositing non-garden area debris into the roll off dumpster. An appropriate sign will be posted alerting people to this potential fine.

In other business, the BOD:

- Reviewed a monthly update from the Sullivan House Committee and heard that the revised plan for raising the powder room floor is now before the Accessibility Board of PA's Department of Labor and Industry;
- Heard an update that the Uhler Associates mapping/assessment of stormwater management facilities is progressing, but behind schedule and will not be available until fall;
- Learned that Commonwealth's Fish & Boat Commission approved the removal of the dam and "impoundment of water" in the woods between Kennett and Lincoln, so now we are waiting for PA DEP's action on the application;
- Reviewed pricing on two proposals to replace interior directional signage in the community, but will need further clarification before final consideration;
- Heard a report that a Permit has been obtained from East Goshen Township for a 12x16 shed near the Security Center;
- Considered a request for "mile markers" to be painted on Chandler Drive, but voted to deny the request; and
- Considered a question about conducting an AARP Safe Driver's class at the CC and were willing to host such a class, but did not feel the MA should be involved in arranging or promoting same.

The monthly FYI reports were reviewed and discussed.

The meeting adjourned at 4:35 pm.

Respectfully Submitted  
Ed McFalls