

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

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

Minutes of the Monthly Master Association Meeting

September 3, 2015

Attendees: P. Termine (A); K. Fleming (C); P. Burt (D); L. Chessock (E); J. Keeley (F); Karl Grentz (G); R. Rasmussen (H/L/N); B. Mackleer (I); D. Fell (J); R. Herschel (K); A. Ruth (M); J. Poling (O); D. McClemens (P); J. Bové (Q); J. Bellas (R); J. Lutley (S); B. Mertz (T); B. Greco (U); F. Simone (V); B. Cotner (W); Al Zuccarello (Y); B. Bronner; (Z) and E. McFalls. Bob Kelly from Merrifield was in attendance for the post meeting discussion on the landscape agreement language.

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 July 2, 2015 Master Association meeting were approved as submitted.

Ed McFalls provided several updates: The PA Dept of L&I's Accessibility Board granted a Variance to allow the raising of the floor in the powder room on the first floor of the Sullivan House; All-Way STOP signs are being installed today at the southern entrance to Merrifield Village and the guardrail will receive additional posts for added strength; walking trail plan for the route between the East Gate and Ashton is still being reviewed for the best design to manage storm water; the Uhler Stormwater management survey continues, but the completed report has been delayed until fall; and, proposals for interior directional signage have been received and are being evaluated.

A member suggested that before the MA finalize a decision to invest in additional walking trails, a policy or education program to convince residents to walk on the existing paths rather than in the roadways should be developed and implemented.

Bob Greco reported that the Board acted favorably to a request from the Garden Committee to institute a fine of \$200 for anyone caught dumping household items or refuse in the Garden Area roll-off dumpster. Don Fell suggested that the same rule and a sign should be installed for the dumpster behind the CC. On motion made and seconded, the MA voted unanimously to do so.

Ed McFalls discussed the insurance proposal process reporting that the Insurance Committee hopes to receive proposals through Lindsay Insurance Group and Nationwide Insurance in the next week or so for review and submission to the village councils for consideration.

Priscilla Burt then spoke to an issue regarding the Capital Improvement Fee (CIF). She referred to the Motion as passed at the May 1, 2014 MA meeting, and suggested that the motion as passed did not reflect the full intent reflected in the discussion around the original motion. She then offered a Motion to amend the second line of the first paragraph to say instead: "...this CIF fee would apply

to all homes sold and transferred to buyers moving into Hershey's Mill beginning July 1, 2014." She pointed to the statement in the 5/1/14 minutes that the CIF would not impact current residents.

One member asked why the MA should consider such an exception? Priscilla pointed out existing residents who have been paying the \$7.50 for years have made their contribution to the Master Association reserves and Vision Quest Fund.

Bob Bronner spoke to the Finance Committee's consideration process on the CIF. There are 2 sources of funding for the Master Association – the monthly assessment and the CIF. \$12.71 of the current monthly assessment (\$141.33) goes into reserves. \$7.50 a month from the assessment is contributed to the Vision Quest Fund for future improvements. The CIF approved last year can only be used for new improvements or capital replacement of existing facilities. A current resident who decides to move changes their status from resident to buyer and should then pay the CIF. If a CIF is waived, existing residents are subsidizing the existing resident's purchase of a new home by \$1695. There could be problems with village CIFs if the MA were to agree to this waiver.

There was a lengthy discussion with members expressing opinions for and against the motion, and others seeking to clarify the meaning of "new resident" or "buyers moving into HM." Members seemed opposed to any waiver for residents who invested in a second home for rental purposes or people currently renting a home who then choose to purchase in HM. Upon calling the question, the vote was 11 in favor of the Motion and 11 opposed, so the Motion failed to pass. Members suggested forming a committee to review the issue and report back with any suggested revised motion for the MA's consideration. Bob Greco then appointed volunteers Bob Bronner, Jim Bellas and Dave McClemens to serve on the ad hoc committee.

BOD Member Rick Herschel reported that the Kennett Council voted unanimously to ask for MA action to enforce the STOP sign on Mill Road between Kennett and Franklin. Others commented that the STOP signs at Mill and Chandler are being ignored as well. Residents, club members and employees must be urged to obey STOP signs, speed limits and general traffic safety.

There being no additional business the meeting was adjourned at 4:10 pm. The next meeting will be conducted on Thursday, October 1, 2015 at 3:00 pm in the Ardmore Room of the CC.

Respectfully Submitted,

Ed McFalls  
Secretary Pro Tem