

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
September 24, 2015

The Board of Directors met at the administration office in the shopping center. Attending were Board members Bob Greco, Joe Bové, Priscilla Burt, Rick Herschel 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.

Joe Bové reported on the meeting of the Finance Committee where various financial reports, including Reserve Analysis, Capital Improvement Fees, Vision Quest Funding and a draft budget for 2016 were all considered. The Finance Committee had worked to hold the line generally on Master Association expenditures, but feel it is only prudent to pass along an increase of 97 cents per unit per month that is directly attributable to a 97 cents increase passed by the Green Hill Sewer Association. After discussion, the Board voted to endorse the recommended Draft Budget for 2016 from the Finance Committee and recommend the new monthly assessment of \$142.30 for 2016.

The Ad Hoc Committee appointed at the September Master Association meeting to review the language of the original Capital Improvement Fee (CIF) motion from May 1, 2014 had a submitted a simple Clarification changing one word from “new” to “any” to make it clear that every resale transaction – other than those between close family members or through Sherriff’s sale as mandated by state law – will involve the payment of the required CIF. The simple clarification of the original motion will be submitted to the full MA membership for its consideration.

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, and anticipate meeting with the Pool House Design Committee in October. The architects had also submitted new sketches and comments regarding a partially covered ramp from near the front door of the Community Center to enter into the upper level. After discussion, the Board directed that the architects develop this concept in sufficient detail to provide a reasonable estimate on its cost for consideration by the MA. 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. Three possibilities are being explored including porous pavement, adjacent drainage system or renovation of an existing detention basin on the property to serve as an infiltration bed.

Priscilla Burt reported on Sullivan House matters. Now that the PA L&I Accessibility Board has approved the requested variance, the Committee is planning to have the floor in the first floor powder room raised in February, 2016. The new security cameras are working well. The holiday open house is scheduled from 1 – 4 pm on December 6th.

The BOD considered the discussions at recent MA meetings about drivers generally not properly observing STOP signs within the community. Boyd Mackleer reported that the Security Committee had met on the topic and recommends the acquisition of 3 pairs (6 total) of portable, temporary, relocatable speed bumps with the idea of using 2 temporarily at any given STOP sign around the community that will sufficiently jostle drivers crossing them at more than a couple of miles per hour that they should be encouraged to come to a stop at the STOP signs. The Board endorsed the concept and authorized the purchase of the 6 rubber speed bumps.

In other business, the BOD:

- Reviewed a comparison of the proposals for the interior, directional signs throughout the community and authorized the replacement program offered through Brandywine Sign Co., the lower of the bidders;
- Heard a report on the Library's successful Book Sale;
- Discussed an offer from an attorney representing an estate for an owner across 352 for HM to acquire a small parcel of land on the HM side along HM's 352 frontage and authorized the managing agent to counter with a nominal offer;
- Reviewed a summary from Bill O'Brien of the Insurance Committee about this year's renewal results for the villages;
- Acknowledged receipt of notification from Texas Eastern Pipeline company that pipeline's owner will be conducting some maintenance on the line in the near future – Texas Eastern pipeline enters HM along Green Hill between Glenwood and Princeton, proceeds down through the Garden Area, across the driving range, 10th fairway and 18th tee before splitting Devonshire and exiting HM by Wineberry Lane at Rt. 352

The monthly FYI reports were reviewed and discussed.

The meeting adjourned at 3:45 pm.

Respectfully Submitted
Ed McFalls