

Hershey's Mill Homeowners Association

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DRAFT – FINAL MA APPROVAL PENDING

Minutes of the Monthly Master Association Meeting

October 1, 2015

Attendees: P. Termine (A); B. Mangos (B); K. Fleming (C); P. Burt (D); L. Chessock (E); J. Keeley (F); K. Grentz (G); R. Rasmussen (H/L/N); B. Mackleer (I); Mike Gibson (J); R. Herschel (K); A. Ruth (M); B. Grace (O); J. Bové (Q); J. Lutley (S); John Barsottini (T); B. Greco (U); F. Simone (V); B. Cotner (W); G. Earle (Y); B. Bronner; (Z) and E. McFalls.

Vice President Boyd Mackleer called the meeting to order at 3:05 PM. The minutes of the September 3, 2015 Master Association meeting were approved as submitted.

General updates were provided on a number of topics: with the grant of approval from the state's L&I Board, the Sullivan House Committee is planning to accomplish the raising of the floor in the first floor powder room in February, 2016; the SH security cameras are functioning well; the Holiday Open House will be held on Sunday, December 6th from 1:00 to 4:00 pm in conjunction with the Model Railroad group; concepts for managing or mitigating the stormwater from a proposed new trail from the East Gate to Ashton are being refined; the Uhler engineering study of the overall stormwater management facilities is nearing completion with a report expected in early November; interior community directional signage has been ordered from Brandywine Sign Co.; a procedural summary of the effort and results of the insurance proposal process for 2015-16 was reviewed and discussed; and it was reported that the Board had authorized the acquisition of 3 pairs (6) of rubberized speed bumps to be used at STOP sign blocks to encourage all drivers to observe STOP signs. These are portable and temporary and will be moved around the community to different STOP sign locations.

Bob Bronner reported for the Ad Hoc Committee (Dave McClemens, Jim Bellas and himself) appointed at the previous MA meeting to consider clarifying language for the Capital Improvement Fee authorization. Bob made a motion that the word "any" be substituted for the word "new" and that a reference to the section of the Uniform Planned Community Act be added to the original motion from May 1, 2014. Motion was seconded. In discussion, Priscilla Burt raised the concern that it was at least some people's understanding that the CIF would not apply to existing residents who chose to move within HM to another primary residence. A number of members spoke for or against the concept of charging a CIF for existing home owners relocating within HM. Upon calling the question, the vote was 17-4 in favor of the motion as clarified. Karl Grentz of Glenwood wished his negative vote recorded in the minutes.

Under New Business, Bob Bronner – Chair of the Finance Committee - discussed the summary of the proposed 2016 Master Association budget which included an increase of 97 cents – solely passing through the 97 cents by which GHSA increased its assessment by this same amount. On motion made and seconded, the members voted unanimously to adopt the proposed budget and establish the new assessment for 2016 of \$142.30 per house per month (an increase of 97 cents per

house per month). As a result of this change in the monthly assessment, the Capital Improvement Fee (CIF) will increase from \$1695 to \$1707.60 for any transaction closing on or after January 1, 2016.

Open Community Day will be Sunday, October 18th from 1:00 pm to 4:00 pm. Realtors are encouraged to hold Open Houses for homes for sale in conjunction with this effort. Through the end of September, 74 HM homes have had sales transactions close this year. The website is getting 1600 hits a month this year – a very good result for the MA's marketing investment.

There being no additional business the meeting was adjourned at 4:05 pm. The next meeting will be conducted on Thursday, November 5, 2015 at 3:00 pm in the Ardmore Room of the CC.

Respectfully Submitted,

Ed McFalls
Secretary Pro Tem