

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
December 17, 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.

A speaker phone call and computer log in allowed Alan Uhler of Kerry Uhler Associates to provide the BOD with a thorough review of his stormwater management facilities study, and show the BOD members the type of information that is available through his computer program. The good news is that much of the stormwater management system is in decent shape, although some facilities in the oldest villages need attention in the next few years. Alan will provide some maps and a list of facilities that would be classified as needing attention. He will also review with Ed McFalls the hardware and software requirements to fully utilize the information now available.

Ed reviewed the continuing discussions with Percheron, LLC regarding the Sunoco Logistics Mariner East 2 project. The independent arborist's appraisal came in a little higher than Sunoco had estimated so they will be asked to adjust their offer. In addition, Percheron representative has requested an estimate on the cost of the masonry wall and shadow box fence in the southwest corner of the community that will be impacted by the pipeline work. An attorney in Malvern has been engaged to review the easement documents.

The Board then reviewed the status of various Vision Quest projects. The architects met with the Committee for the design of the Recreation Center to replace the existing Pool House on December 4th. Good progress has been made, and it is anticipated that a full update can be provided to the Master Association at its meeting in February. The architects have also submitted more complete plans regarding a partially covered ramp from near the front door of the Community Center to enter into the upper level. Cost estimates have been submitted by three companies, and the architects are asked to review, compare these for completeness and submit a final estimate for consideration by the Master Association along with the other alternatives. On the plan for the walking trail from the East Gate to Ashton, the three possibilities for managing the storm water impact are still being explored including porous pavement, adjacent drainage system or renovation of an existing detention basin on the property to serve as an infiltration bed.

The Board was advised that the East Goshen Permit to raise the floor in the first level powder room has been received and this effort is scheduled for February 2016 when no other events are planned for inside the facility.

The members of the Board discussed the safety issues at the Main Gate now that the temporary speed bumps had been removed. The managing agent was asked to explore the possibility of relocating the exit gate down closer to the Security Center doorways so vehicles will in fact be slowed there for safety of pedestrians.

In other business, the BOD:

- Reviewed the beginning thoughts from the HMSG on an updated five (5) plan for the recreation facilities;
- Received a report that the Green Hill Sewer Association has re-nominated three (3) incumbent Directors (James Tallman- Franklin; Carl O’Fria-Springton; Bob Zink-Glenwood) to new three (3) year terms on the Board of Directors;
- Considered a proposal for a new 2 year agreement for the supply of electricity by SFE out of Pittsburgh for a rate just under 6.9 cents per kwh – about an 18% reduction from the present rate paid to Direct Energy;
- Discussed the managing agent’s efforts to get taxing authorities (WCASD, CC and EGT) to exonerate back taxes levied against a small parcel of open space previously owned by K. Hovnanian adjacent to Quaker Village;
- Received updates on legal cases pending before the MA.

The monthly FYI reports were reviewed and discussed.
The meeting adjourned at 4:35 pm.

Respectfully Submitted
Ed McFalls