

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
January 28, 2016

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.

Ed shared some of the efforts to repair various MA stormwater management problems including the totally corroded pipes under the garden driveway, replacing pipes full of soil and debris near the sewer cells and re-grouting and patch paving at many inlets along the western lobe of Chandler Drive. The mild weather of December allowed for this extended work. In order to appropriately use and share the stormwater management facility information gathered by Alan Uhler of Kerry Uhler Associates, the Board authorized the acquisition of a computer and monitor dedicated for this purpose.

Ed reviewed the continuing discussions with Percheron, LLC regarding the Sunoco Logistics Mariner East 2 project. Sunoco Logistics is pressing for resolution of the negotiations. Obtaining details on the work and getting agreement on the cost of the security walls and fence to be impacted has been dragging out longer than anticipated. Attorney Bob Willson of Lentz, Cantor Massey in Malvern has reviewed all available documents and his comments have been shared with Percheron representatives with the request to permit Willson to resolve outstanding issues/concerns directly with Sunoco Logistics attorney.

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 January 13th. The architects and Ed McFalls met with Township code officials on Friday, January 22nd. Full plans will be reviewed with the MA members at their meeting on February 4th with the goal of seeking approval to proceed with finalization of plans and bidding of the project so that a final authorization based on formal cost proposals can be obtained by late spring. The accessibility at the CC was also discussed, but more evaluation is desired before formal consideration of alternatives is suggested.

The Board reviewed numerous photographs of walking trails developed using porous pavement. They also discussed possibilities for developing sufficient ground water recharge area to allow for installation of standard macadam walking trails in all areas being considered over the long term around the eastern side of HM. The engineer will be asked to provide a report on these possibilities as soon as practical.

Priscilla presented a thorough report from the Sullivan House Committee. The Committee proposes installing a new sensor and thermostat system that is accessible via the internet in the House so that the temperatures can be monitored and controlled remotely. After discussion, the

BOD voted to approve this proposal with the estimated expense of \$2435.00 to be paid from SH Committee funds. A proposal to acquire new patio furniture was also presented and discussed and the BOD voted that the MA would equally share with the SH Fund in the approximate \$9200 expenditure for this new furniture. The Board expressed its appreciation for the SH Committee's very successful efforts in improving the management and use of the facility.

In other business, the BOD:

- Considered the need for drone regulations – however, since HM is entirely within 5 miles of the Brandywine Airport, use of drones is already prohibited
- Reviewed a “story board” and from the HMSG on an updated five (5) plan for the recreation facilities and some preliminary budget projections to consider over the next 5 years – will ask the HMSG leadership to garner broader input and support for the concepts presented;
- Voted to continue support for the HMSG's conduct of CPR training courses by paying \$10 of the participant's \$25 entry fee for up to 30 participants annually;
- Voted to affirm the recommendation of the Finance Committee to accept the 2014 Audit as presented
- Voted to remove 2 trees to the right of the East Gate exit and relocate a sign on the left to improve sight line visibility of on-coming 352 traffic when exiting;
- Reviewed / confirmed various causes the MA supports (Goshen FC, WEGO Police Fund, CAI's LAC, Paoli Hosp. Aux, CCH, Bryn Mawr Rehab)
- Under New Business, discussed the HM Dam and will add this to MA agenda

The monthly FYI reports were reviewed and discussed.

The meeting adjourned at 5:05 pm.

Respectfully Submitted
Ed McFalls