

Hershey's Mill Homeowners Association

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DRAFT – FINAL MA APPROVAL PENDING **Minutes of the Monthly Master Association Meeting** **March 3, 2016**

Attendees: P. Termine (A); Bill Judkins (C); P. Burt (D); L. Chessock (E); J. Keeley (F); K. Grentz (G); R. Rasmussen (H/L/N); D. Fell (J); R. Herschel (K); A. Ruth (M); B. Grace (O); D. McClemens (P); J. Bové (Q); J. Bellas (R); G. Mangos (S); B. Mertz (T); B. Greco (U); F. Simone (V); B. Cotner (W); G. Earle (Y); H. Willis; (Z) and E. McFalls.

President Bob Greco called the meeting to order at 3:00 PM. The minutes of the February 4, 2016 Master Association meeting were approved as submitted.

Bob introduced Senya Isayeff and Marty Shane from the East Goshen Township Board of Supervisors who were present to discuss the desire for an access easement from Hershey's Mill into Cornwallis Drive from the Master Association ground across Chandler Drive from the lower Oakmont Village cluster. Cornwallis is a neighborhood of 66 homes on a long cul-de-sac with only one entrance/exit onto Rt. 352. In order to create an emergency access drive only, the Township would like to extend a 12' paved driveway with locked gates at both sides. This would be built and maintained at Township expense. Bill Grace asked if there could be some fence on either side to discourage walk-in traffic. Marty replied that they could provide fencing. Motion made and seconded to express a consensus of support subject to details being worked out by a small group (Jim Bellas, Priscilla Burt and Bill Grace). Motion carried.

Ed McFalls reviewed the conversations conducted with Sunoco Logistics in its seeking to obtain an easement from the HM HOA in the triangular corner of Open Space just south of the shopping center adjacent to Quaker Village. The attorney hired by the MA has provided input to the legal language and association protections. A number of issues that were raised by Sunoco at a public meeting at East Goshen Township were discussed and concerns about the impact of drilling vibrations on foundations and geo-thermal wells in the area will be explored with Sunoco.

Priscilla reported that the floor project in the powder room of the Sullivan House was complete, and the new thermostats for the internet based HVAC control are now functioning. A major cleaning of the House is scheduled for the next week.

Ed reported that the first village storm water facility report from Uhler Associates was delivered recently, and he expects the balance to be delivered on the new computer that the MA acquired to manage the software system on which Uhler's study information is contained. This should be some time in March. The Board has approved a proposal from Toth Bros. Excavating for the breaching of Dam #2 – a PA DEP regulated earthen dam between Lincoln and Kennett villages that is currently in violation of state standards and must be addressed.

Members were asked to complete the village maintenance form that the Insurance Committee had inserted in the MA meeting packet. The purpose is to demonstrate to insurance underwriters how well HM villages are managed and maintained.

Rick Herschel spoke to the topic of a Telecommunications Committee to begin identifying the issues associated with negotiating a new cable or telecommunications agreement when the Comcast agreement expires in 2018. Members expressed a consensus interest in seeing a broader agreement that would include more services on a standard basis such as HD boxes, high speed internet and perhaps phone services.

Joe Bové spoke about the annual Marketing Survey of new residents and requested all presidents cooperate in getting their newer residents (2015) to complete the survey. Open Community Day is scheduled for Sunday, May 22nd.

There being no additional business the meeting was adjourned at 4:25 pm. The next meeting will be conducted on Thursday, April 7, 2016 at 3:00 pm in the Ardmore Room of the CC.

Respectfully Submitted,

Ed McFalls
Secretary Pro Tem