

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
June 30, 2016

The Board of Directors met at the administration office in the shopping center. Attending were Board members Joe Bové, Priscilla Burt, Bob Bronner, 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, Boyd Mackleer.

Bob Bronner reported on the Finance Committee's annual meetings with the chairpersons of the various amenity committees which always cover such topics as amenity committee funds, operational budget needs and projections for consideration of reserve or Vision Quest expenditures. One result was the suggestion that an accordion style folding door be added to the Rec Center so the Common Room can be divided into 2 separate spaces for smaller, simultaneous meetings. Bob gave summaries of the highlights of each meeting.

A proposal for the acquisition and installation of a lighted, aeration fountain for the Mill Road Pond near Springton and Robynwood was reviewed. John Lutley of Springton has solicited contributions from residents, golf club, Wooldridge, etc. and has raised all of the money necessary for the acquisition and most, and perhaps all of the money needed for installation. We are waiting for a cost proposal from PECO to provide the electrical service required to serve the fountain. The Board supported moving ahead with the effort, and invites other residents to contribute to the fountain by writing checks to "Hershey's Mill HOA."

Bob Bronner, liaison to the Security Department then reviewed a number of issues related to Security. The periodic effort to update Resident Information Forms will be conducted later this summer, so all should look for mailing from Security in late July or late August. The mailing will include a Notice of a Fine (minimum \$100) for any resident driving through and knocking a gate down. In light of the fact that the gate entry software has capacity for many more devices, the BOD voted to increase the number of allowed devices from 6 to 10. The Security Chief is soliciting quotes for replacement of various Security related computers as well as upgrades for gate area surveillance cameras. A request for an additional STOP on Chandler Drive at a village was discussed, but for various reasons (proximity to another sign, precedent that other villages have and will seek one, need for trees to be trimmed, etc.) the BOD voted not to add a STOP sign.

In other business, the BOD:

- Learned that a perc test for a storm water facility for the new proposed walking trail from the East Gate to Ashton did not pass, so a new area will have to be tested;
- Reviewed drafts of amendments to PA Statute Title 68 being advocated by CAI's PA Legislative Action Committee (LAC);

- Received on update on discussions between Sunoco's attorney and HM's attorney regarding the on-going negotiations for the requested pipeline easements;
- Noted that East Goshen Township is reviewing concerns with initial staking for an access drive to Cornwallis Drive, and are waiting to see the next suggestion;

The monthly FYI reports were reviewed and discussed.
The meeting adjourned at 3:55 pm.

Respectfully Submitted
Ed McFalls