

***Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
April 27, 2017***

The Board of Directors met at the administration office in the shopping center. Attending were Board members Bob Bronner, Joe Bové, Priscilla Burt, and Boyd Mackleer. Absent and excused was Rick Herschel. Also present was Managing Agent Ed McFalls. The meeting was called to order at 2:00 pm by the President, Boyd Mackleer.

Ed Sweeney joined the first part of the meeting to make a presentation on, and request for, a second shed for the Garden Parcel area. A committee found a good price on a Quaker style 10 x 14 shed at White Pine Structures for less than \$1900, plus the modest cost of the required stone base. The Board voted to authorize the acquisition.

The Board received reports on several facets of plan to bring Verizon's FIOS into Hershey's Mill in 2018. Representatives of the Telecommunications Committee continue working with the Association's attorney to negotiate the terms of the various agreements with Verizon. Significant progress has been made. Verizon is sufficiently comfortable with the status that they have begun work on engineering and design of how they will extend their fiber optic system into Hershey's Mill. The first two versions of Frequently Asked Questions (FAQs) have been sent out to all presidents for distribution to their residents, a transition plan is in the works, and volunteers to assist within the villages have been coming forward. The Kanes have attended two village annual meetings in April, and are scheduled to attend numerous other village meetings in May. The Board will schedule a meeting for anyone whose village does not have a spring meeting, or anyone who has interest in learning more or asking questions directly of the Telecom reps. This will likely be scheduled for June or July.

Bob Bronner reported on the status of the Security Department's plan to switch out the no longer available swipe cards and clickers for newer proximity cards and windshield tags. The BOD reviewed and approved a communication for the entire community that will explain the whole process which will begin in June and extend until November.

Ed McFalls reported on the progress at the new Rec Center. The walk-through punch list has mostly been complete, furniture has begun to arrive, Committee members have begun stocking the kitchen with supplies, and a few final fence and railing details remain to be addressed. Landscaping will be installed in May. The Board reiterated its decision not to schedule day meetings or events for the Cove in the Rec Center during the initial Pool Season to see how the new facility is utilized in its first season. Ed also reported on the continued progress on the new walking trails with the portion from the East Gate to Merrifield having been paved this past week. Design, layout and cost estimates will begin to be put together for the next phase from the 17th green area south and then west to the existing path at Zephyr Village by the golf clubhouse.

Priscilla also reported on the Amenities Fair scheduled for May 6th from 1:00 pm to 4:00 pm in the Community Center. Many groups are participating and this will be an outstanding opportunity for newer residents to learn about many of the amenities and activities that Hershey's Mill has to offer.

In other business, the BOD:

- Approved a request from Senator Killion's office, subject to being able to coordinate with the CC Committee, to allow a staffer to spend a half day every other week to answer constituent questions and provide other services;
- Discussed a proposal for replacing the chain link fence between the East Gate walls and the privacy wall and fence that ends by Inverness with a similar wall and fence arrangement to that which exists along Green Hill Road – cost to be borne from reserves set aside for replacing chain link fence;
- Noted that there has been no further information or development regarding the potential emergency access driveway for Cornwallis Drive folks;
- Reviewed a request from Quaker Village for some improvement in the ability of residents to safely exit the cul-de-sac closest to the West Gate – while there is adequate sight distance available, a standard SLOW sign will be installed on Chandler Drive approaching that intersection;
- A proposal from HMLD for the planting of some trees along the boundary with the Sullivan Grove houses where a home owner took down trees on his property was discussed and will be referred back for further refinement; and
- Reviewed a couple of miscellaneous requests that will be referred to appropriate MA committees for consideration and recommendation.

The monthly FYI reports were reviewed and discussed.
The meeting adjourned at 4:45 pm.

Respectfully Submitted
Ed McFalls