

Hershey's Mill Homeowners Association

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DRAFT – FINAL MA APPROVAL PENDING Minutes of the Monthly Master Association Meeting April 6, 2017

Attendees: R. Vaughn (A); (B); K. Fleming (C); P. Burt (D); D. O'Leary (E); Mike Rackover (F); K. Greutz (G); R. Rasmussen (H/L/N); B. Mackleer (I); D. Fell (J); R. Herschel (K); B. Kelly (M); B. Grace (O); D. McClemmens (P); J. Bové (Q); J. Bellas (R); J. Lutley (S); B. Mertz (T); J. Bradley (U); F. Simone (V); B. Cotner (W); G. Earle (Y); B. Bronner; (Z) and E. McFalls.

President Boyd Mackleer called the meeting to order at 3:00 PM.

The minutes of the March 2, 2017 Master Association meeting were approved as submitted.

Boyd Mackleer opened a discussion about the Master Association's decision in February to pursue a bulk services agreement with Verizon for its Triple Play service. A resident in Quaker Village has distributed a message to some unknown number of Hershey's Mill residents explaining his objections to any bulk agreement for telecommunications services, but particularly one that expands to cover telephone and internet services.

Ed McFalls distributed a draft letter that had been a collaboration among BOD members and reps of the Telecom Committee. The Members reviewed the document, raised a number of questions and concerns about its purpose and content, and after much discussion concluded that no response was required at this time, but rather asked that the effort to develop FAQs be pushed to conclusion and circulated at the earliest possible opportunity.

In order to then document and codify the action taken at both the February and March Master Association meetings, a draft resolution was suggested as follows: "the Members of the Association, including the Board of Directors, do hereby declare that the provision of not only bulk cable television service, but also individual telephone service and a bulk level of internet service to each House in Hershey's Mill shall be a Common Expense under the Second Restated Declaration of Covenants and Easements of Hershey's Mill." After a thorough discussion, the members voted 21 in favor and one against the adoption of the resolution. After the passage of this resolution, on motion made and seconded, the Members again voted – 20 in favor, 1 opposed and 1 abstention (Quaker) - to affirm the actions taken in February and March to authorize entering into the agreement with Verizon for the FIOS Triple Play.

The Members then reviewed a document that proposed to amend two Sections of the Second Restated Declaration of Hershey's Mill as a step to further codify the planned action and allow for other future possible money saving beneficial action in the realm of group negotiated electric and or gas rates. After discussion, it was suggested that the BOD call for a Special Meeting under the Bylaws to consider the adoption of such an amendment.

Boyd Mackleer provided brief updates on select projects which are underway. The Rec Center is substantially complete with the Contractor working to complete Punch List items developed on a walk through with MA representatives. The walking trail from the East Gate north to Inverness is generally complete with some turf development and modest landscaping yet to be accomplished this spring. The trail to the south of the East Gate to Merrifield has been excavated and should be generally complete in the next couple of weeks as well.

Under Old Business, the Members reviewed the recently updated Ordinance of East Goshen Township regarding fines for false alarms in Township homes and businesses. These fines will apply to multiple false alarms from the same home address - fines begin at the 3rd false alarm in any one calendar year. Boyd Mackleer again reminded all that the Board positions of Bob Bronner, Priscilla Burt and Rick Herschel will be up for election this year in July. The Board had formed a Nominating Committee of himself, Joe Bové and Bill Mertz. The three incumbents have indicated a willingness for stand for re-election, but others were invited to obtain candidate information forms from Ed McFalls if they were interested in running.

Under New Business, Ed McFalls and Joe Bové reported on a fuel spill of about 2 gallons that occurred during the heavy snowstorm of March 14th. Joe reported on a series of efforts made by contractors and sub-contractors to absorb the fuel with "Oil Dry", followed by use of powdered detergent – both of which are subsequently shoveled, bucketed and disposed in accordance with recommendations. Surface soil down to various depths has been stripped away and will be replaced and the area re-sodded. A surface layer of asphalt will be milled away and re-surfaced. There was another modest spill on Chandler by a mulching company just yesterday which was also absorbed with Oil Dry. HM Landscape will develop a protocol with a materials kit stored on site.

Priscilla Burt announced there will be an Amenities/Activities Fair at the Community Center on Saturday, May 6th from 1:00 to 4:00 pm where residents can learn about many of the activities HM has to offer, and volunteers can sign up to join committees and get involved.

George Earle reported that one Yardley home owner recently had a code enforcement issue at a re-sale inspection involving alarms that ultimately got resolved satisfactorily without undue expense.

There being no additional business the meeting was adjourned at 4:35 pm. The next meeting will be conducted on Thursday, May 4, 2017 at 3:00 pm in the Cove at the new Rec Center.

Respectfully submitted,

Ed McFalls
Secretary Pro Tem