

Hershey's Mill Homeowners Association

1389 East Boot Road * West Chester, Pennsylvania 19380 – 5988

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DRAFT – FINAL MA APPROVAL PENDING
HERSHEY'S MILL HOMEOWNERS ASSOCIATION
Minutes of Special Meeting
May 4, 2017

Attendees: R. Vaughn (A); B. Mangos (B); Bill Judkins (C); P. Burt (D); D. O'Leary (E); J. Keeley (F); K. Grentz (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); George Mangos (S); B. Mertz (T); J. Bradley (U); F. Simone (V); Shirley Blanchard (W); G. Earle (Y); B. Bronner; (Z) and E. McFalls (managing agent).

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

The managing agent stated that this meeting was being held pursuant to Notice which had been sent to Members and Alternates on April 13, 2017, and that the only item on the agenda for this Special Meeting was consideration of the proposed First Amendment to the Second Restated Declaration of Covenants and Easements for Hershey's Mill. The Amendment proposes changes to Section 1.2 (f) (ii) regarding Public Utility Facilities and to Section 3.1 (b) regarding Common Expenses. He further explained that the proposed Amendment had been sent out to all Members and it was the same as that which had been discussed at the April meeting with the only change being the date.

Boyd Mackleer asked if there were any questions and none were advanced. Someone asked to call the question. On motion made and seconded, the Members voted unanimously to adopt the First Amendment to the Second Restated Declaration of Covenants and Easements for Hershey's Mill.

There being no additional business the meeting was adjourned at 3:05 pm.

Respectfully submitted,

Ed McFalls
Secretary Pro Tem

Hershey's Mill Homeowners Association

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DRAFT – FINAL MA APPROVAL PENDING Minutes of the Monthly Master Association Meeting May 4, 2017

Attendees: R. Vaughn (A); B. Mangos (B); Bill Judkins (C); P. Burt (D); D. O'Leary (E); J. Keeley (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. McClemons (P); J. Bové (Q); J. Bellas (R); George Mangos (S); B. Mertz (T); J. Bradley (U); F. Simone (V); Shirley Blanchard (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 April 6, 2017 Master Association meeting were approved as submitted.

The agenda was amended to have a conversation with Marc Fraser about the replacement of swipe cards and clickers with proximity cards. A proposed letter for all residents was distributed for the members' review. A question was asked if an overhead console has been programmed with a clicker, will it work? No, it will cease to work when the clicker with which it was programmed is "turned off." Windshield tags will be available for purchase. Are the clickers recyclable? Not known. Marc went through a description of the letter and what residents can expect as part of this process.

Boyd Mackleer provided brief updates on select projects which are underway. The Rec Center is substantially complete with the Contractor needing to complete just a few items. The walking trail from the East Gate to Merrifield has been paved and is being dressed up and seeded. Boyd commented that the managing agent has been requested to obtain proposals for extending a path from the end of an existing path near the 17th Green to Zephyr where a path already exists. Priscilla commented the Board is considering proposals for a wall and fence to replace the chain link fence from the East Gate to Inverness.

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. He introduced Bill and Sherry Kane - members of the Telecom Committee who have been integrally involved in the process - to go through a presentation that they have been sharing at open village meetings this spring. Sherry provided a Powerpoint presentation that explained the process the Telecom Committee has pursued and what residents can expect as the transition to Verizon approaches.

Members asked a long series of questions about the transition process, pricing for extras, installation of the fiber optic system, compatibility with alarm systems, technical upgrades, if additional set top boxes could be included in bulk contract, etc.

After questions were all asked and answered, a member recommended that, now that the Master Declaration had been amended to more specifically grant the authority for bulk agreements for

multiple public utilities, the full Master Association Membership should conduct an affirming vote of the earlier actions.

Motion: The Master Association authorize president Boyd Mackleer to execute an agreement with Verizon to change our primary carrier from Comcast to Verizon and include phone and internet service as well. The Motion was seconded. All Members voted in favor of the motion. The contract is awarded subject to the MA's attorney becoming satisfied with final language.

A member asked what a president should say to their residents who ask why the whole community was not asked to express their opinion on this matter. Another member responded that HM is not a pure democracy, but rather a representative democracy. Residents elect councils, who elect a president or other council representative who participates at the Master Association meeting and makes decisions for what they consider to be in the best interests of the community. A question was asked about how much more information should be communicated to address all the e-mails being sent around. It was suggested that the Board draft a simple Announcement of the decision to award the contract.

Under Old Business, the Members were reminded about the deadline for submitting candidate information forms if they wish to serve on the MA BOD.

There being no additional business the meeting was adjourned at 5:17 pm. The next meeting will be conducted on Thursday, June 1, 2017 at 3:00 pm in the Ardmore Room at the Community Center.

Respectfully submitted,

Ed McFalls
Secretary Pro Tem