

# ***Hershey's Mill Homeowners Association***

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## **DRAFT – FINAL MA APPROVAL PENDING**

**Minutes of the Monthly Master Association Meeting**

**July 6, 2017**

Attendees: (A); Jon Ford (B); K. Fleming (C); P. Burt (D); Joe Jorda (E); J. Keeley (F); Mary Lee Ely (G); R. Rassmussen (H/L/N); (I); D. Fell (J); (K); B. Kelly (M); Jack Reidy (O); D. Sizelove (P); J. Bové (Q); J. Bellas (R); J. Lutley (S); B. Mertz (T); J. Bradley (U); F. Simone (V); (W); Rex Cassell (Y); B. Bronner; (Z) and E. McFalls.

Board Treasurer Joe Bové called the meeting to order at 3:00 PM.

The minutes of the June 1, 2017 Master Association meeting were approved as submitted.

Joe asked Ed McFalls to report on the progress of the Verizon planning and installation process. Work on design, path delineation and pathway installation has been occurring in villages near the North Gate – Heatherton, Glenwood, Franklin, Princeton, Vassar, Newbury and Lincoln. Pathway design is expected to be completed by September with Pathway installation projected for completion by late November of this year. Ed provided the planned order of installation work by village, and described the level of planning involvement by the leaders of the transition team. Schedules for other installation phases will be forthcoming.

Joe then explained the Board's decision to request a proposal from End to End Technology to manage and coordinate the Hershey's Mill side of the transition process. While Verizon is doing all the engineering and actual installation work, the Board realized that a great deal of coordination, communication, education and assistance to residents will be necessary for Hershey's Mill. The Board therefore voted to engage End to End Technology to manage this process because of their demonstrated competence in the study, bidding and review processes. On motion made and seconded, the members present voted 19 to 1 to endorse this action by the Board.

Joe talked about the possible use of the Rec Center for meetings while the pool is open. On Wednesday, July 5<sup>th</sup> a meeting was held in the Cove in the middle of the afternoon. While not a perfect test, it was useful to see how the parking lot was affected.

Ed provided updates on select issues: The Rec Center has been opened and issues are being identified and addressed as needed; a sewer lateral clog from the Rec Center has occurred twice in these early weeks and a pipe video firm will film the line this week to determine the issue; a proposal for extending the new walking trails from behind the 17<sup>th</sup> green past Devonshire to the club and connecting to Zephyr is still being reviewed and alternatives considered; and work on the new wall and fence along Rt 352 from the East Gate to Inverness should begin this month. Finance Committee Chair Bob Bronner reported that meetings have been scheduled with the various Amenity Chairs to ascertain needs and desired improvements in future years.

Joe gave an update on the on-going discussions with Sunoco. Our three affected entities (Quaker Village, HM HOA and the shopping center) have been in discussion with Sunoco since the 4<sup>th</sup> quarter of 2015. Reps of Sunoco met with Quaker residents on July 5<sup>th</sup> to discuss the pipeline construction effort, impacts and restoration expectations. People seem to understand the construction aspects, but have concern about the on-going operation of the lines after completion. Sunoco expects to have the first 20" line in operation by the end of November of this year, and the second 16" line should be completed by the second quarter of 2018.

It was reported that there have been no developments with respect to East Goshen Township's request for a driveway Easement from Cornwallis Drive for emergency vehicle access only in the unlikely event that Cornwallis is blocked on the Rt 352 side. The ball is in the Township's court on this.

There being no additional business the meeting was adjourned at 4:00 pm. The next meeting will be conducted on Thursday, September 7, 2017 at 3:00 pm in the Ardmore Room at the Community Center.

Respectfully submitted,

Ed McFalls  
Secretary Pro Tem