

***Board of Directors***  
***of the***  
***Hershey's Mill Homeowners Association***  
**1389 East Boot Road \* West Chester, Pennsylvania 19380 - 5988**  
**Minutes of Meeting**  
**August 9, 2017**

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

Ed McFalls reviewed with the Board the status of Verizon's efforts to install both its conduit "pathway" as well as the actual pulling of the fiber optic cable in some of the villages. At this point, Verizon is somewhat ahead of schedule. Some of the early villages even have their ONTs installed. The Board members are personally and collectively disturbed by the unfounded allegations which a small minority of residents persist in sharing among other residents. The Board has engaged its Counsel to draft a letter on its behalf (based on his detailed knowledge of the Verizon negotiations and agreements) for all home owners in Hershey's Mill in an effort to address for all parties the fact that the Board and the Master Association as a whole have acted reasonably, within their authority, in the best interests of the community at large and in accordance with Pennsylvania statutes in entering into the present Verizon agreement.

Bob Bronner reported the Security Department's effort to swap out the swipe cards and clickers for the more up to date proximity cards is proceeding on schedule. This effort should be generally completed for residents by November 1<sup>st</sup>.

A number of Vision Quest issues were discussed at some length including the Rec Center's contractor's efforts to address a few lingering issues with tile grout and exterior drainage issues. Proposals for a further extension of the walking trail system in the eastern lobe from the current terminus behind the 17<sup>th</sup> green, past Devonshire, across the creek and past the clubhouse to Zephyr Village. The Board asked the managing agent to seek some alternative options to reduce the cost and still provide the desired safer walking system. The goal is to have a proposal for the full MA's consideration in September.

Bob Bronner described some of the Finance Committee's meetings with various amenity chairs and reviewed some of the operational expense needs and capital improvement requests brought forth by the amenity committees at these meetings. The Board acted on a number of minor expense requests which could be accomplished within current budgetary parameters, and tabled for further consideration some of the more significant initiatives.

The Board discussed various issues surrounding the Sunoco pipeline drilling effort along Boot Road. Agreement still has not been reached between the attorneys representing Sunoco and three Hershey's Mill entities (Quaker Village, HM HOA and the shopping center). Two East

Goshen Township supervisors met with concerned residents from Quaker and Troon about safety issues and future pipeline operations. The managing agent will consult with the Security Chief as well as Township officials about the merits and complications associated with trying to have emergency plans which could address an issue with any one of the currently seven and soon to be nine pipeline which traverse the HM community property.

In other business:

- Reviewed alternatives for a vinyl fence material for the fence between new wall sections along Rt 352 from the East Gate to Inverness and settled on a recommendation to present to the full membership of the MA
- Approved the installation of a new vinyl pedestrian railing on both sides of the concrete staircase from the CC parking lot down to the Rec Center parking lot – the cost will be \$3,380 – the railings will replace old, wooden version
- Discussed the status of the effort to obtain insurance proposals for the various villages as well as the Master Association and the Green Hill Sewer Association
- Learned that long-term Green Hill Sewer Association Board member Jim Tallman had resigned his position on the Board and the GHSA Board had appointed Paul Woodruff of Yardley Village to complete his unexpired term
- Discussed several issues associated with the Finance Committee's planning for the 2018 Master Association budget effort

The monthly Security, Bus and Financial reports were reviewed. There then being no further business to be conducted, the meeting adjourned at 5:05 pm.

Respectfully Submitted  
Ed McFalls