

***Board of Directors***  
***of the***  
***Hershey's Mill Homeowners Association***  
**1389 East Boot Road \* West Chester, Pennsylvania 19380 - 5988**  
**Minutes of Meeting**  
**August 31, 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 concept that Sherry Kane of End to End Technology would address the MA meeting on September 7<sup>th</sup> to update the MA members on the Verizon installation effort and review next steps in the transition program to the Verizon FIOS service. Sherry plans too to hold meetings to give members of village councils a similar update later in September and then begin the instruction program for village volunteers who agreed to assist in the transition process.

The Board then also discussed several letters, messages and reactions either they or the managing agent has received from community residents to their August 16<sup>th</sup> letter mailed to the community. MA members will also be asked at next week's meeting what they are hearing.

Ed reviewed the status of the insurance renewal program for both the villages and the Master Association and Green Hill Sewer. He and the Insurance Committee members are expecting proposals in the next few days from the Lindsay Insurance Group (agent for CAU which insures most of the villages at HM), Arthur Hall Insurance and Nationwide Insurance. An update will be provided at the MA meeting, but it is anticipated that final analysis and village decisions will not be made until about the 3<sup>rd</sup> week of September for the October 1 renewal.

Bob Bronner then discussed the Finance Committee's efforts in preparing a draft MA budget for 2018. While a number of modest changes are anticipated, the major change will obviously be in the telecommunications line item since seven (7) to nine (9) months of the new Verizon agreement including phone and internet will be included and the cost thereof spread across the twelve months of 2018. While the added services increase the monthly charge about about \$36, the partial year aspect will translate into a slightly lower monthly increase in the assessment.

Issues associated with the operations of the new Rec Center were discussed. The consistent appearance of the grout has been addressed. The drainage and traction on the tile remain issues to address. With more nighttime use of the facility, the lighting near where the cars park will need to be supplemented with new poles at the base of the berm from the upper lot.

The continuing effort to complete the walking trail plan through the eastern lobe of Hershey's Mill was further discussed. The proposal reviewed at the previous meeting for the new trail from the 17<sup>th</sup> green to Zephyr village has been lowered in response to the idea that – rather than cut into the steep bank between the first and second entrances to the HMGC clubhouse - the trail will

end near the bag drop area and walkers will be encouraged to walk through the parking lot (as many do today). This alternative lowers the cost by about \$8500 to \$103,000 which would be paid for through the Vision Quest Fund.

Bob Bronner related information gleaned from a couple more meetings of the Finance Committee with Amenity Chairs. The active Wood Shop members have again outgrown their facility and are beginning to plan another expansion similar in scope to that undertaken in 2008. The MA has some Reserve monies available to assist, and the Wood Shop membership hopes to raise monies within the community as they did in 2008. In addition to the concerns previously stated regarding the new Rec Center, the Pool Committee chair discussed needs for some modest additional furniture and umbrellas for the pool area.

Joe Bové and Ed McFalls reviewed their conversations with Security Director Marc Fraser regarding responsiveness to any emergencies with particular sensitivity and focus on issues potentially associated with any of the pipelines traversing the Hershey's Mill property. Chester County Emergency Services is the primary guide and oversight of any such emergency response, but such will also involve East Goshen Township official, local first responders and our own Security Department. Plans and protocols will be reviewed and communicated to the community. They also discussed the state of issues with Sunoco relative to the drilling area by Quaker Village and the recent impact on the shopping center parking lot in preparation for Sunoco's use of Carriage Drive in the center.

In other business:

- Discussed the status and progress on the swap out of new proximity cards for older swipe cards and clickers;
- Discussed keeping the dressing rooms of the Rec Center open through the fall for the use of the HM Sports Group participants rather than having them use the powder rooms in the Cove and thus potentially interrupt on-going meetings;
- Noted the positive responses to the new railings installed alongside the concrete stairs from the CC parking lot down to the Rec Center parking lot;
- Heard that there has been no progress or developments regarding the possible easement for Cornwallis Drive in the southeastern part of HM;
- Received the invitation from the Superintendent of the WCASD for residents to attend a free breakfast at East Senior High on December 8<sup>th</sup> and to hear some holiday music from the school's choral ensembles;
- Noted the list of services that will be offered a couple of days a month by a staffer from State Senator Tom Killion's office who will be in the Community Center on some Mondays this fall.

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