

***Board of Directors***  
***of the***  
***Hershey's Mill Homeowners Association***  
**1389 East Boot Road \* West Chester, Pennsylvania 19380 - 5988**  
**Minutes of Meeting**  
**September 27, 2017**

The Board of Directors met at the administration office in the shopping center. Attending were Board members 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.

Boyd Mackleer reviewed with the Board the report he received from Sherry Kane updating the status of the Verizon installation effort. The last village plan review has been completed, and the Pathway installation is currently being accomplished in Kennett and Yardley Villages. In their presentations to councils and volunteers, the Kanes have recommended that home owners consider purchasing battery backup for the new FIOS phone service. The Board is looking into the cost savings available if the MA agrees to purchase these for each home owner.

Ed McFalls reviewed the status of the insurance renewal program for the villages, the Master Association and Green Hill Sewer. Proposals had been sent to all villages which purchase property coverage with comparative figures from the incumbent carriers (CAU or Nationwide) and Harford Mutual. There was not interest from a sufficient number of villages to pursue the Harford Mutual Insurance program, so most villages have reported the intent to renew with CAU (with Yardley renewing with Nationwide). The Master Association/GHSA program is renewing with the same companies as the expiring policies.

Bob Bronner then reviewed the Finance Committee's 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 \$36, the partial year aspect will translate into a slightly lower monthly increase in the assessment to \$29.30 (total \$173.45). The Board voted to recommend the draft budget and new assessment for 2018 to the Master Association.

The Board discussed the options for installing a vinyl fence between the new masonry wall sections going up along 352 between the East Gate and Inverness Village. A sample of the "shadowbox" fence is leaning against the "solid" fence installed around the outdoor compressors at the rear of the Rec Center. MA Members will be asked to view both of these before the meeting. The solid fence can be installed for \$32/lineal foot while the shadowbox version would cost \$56/lf.

The Board reviewed proposals for either repairing the wooden bridge and deck area for the paddle courts and adding a handrail (\$5300) or replacing the bridge and deck area with an

artificial product (\$14,800). After discussion, the Board voted to repair and restrain the existing material.

Ed reported on the continued grid lock with Sunoco. The residents in Quaker continue to experience noise and vibration beyond township ordinances, the work in front of the shopping center is still on hold and the lawyer for Sunoco is unresponsive to all attempts to make progress on any and all outstanding issues. Boyd reviewed a letter from one of the Quaker residents about the post construction restoration desiring to mitigate Boot Road noise as much as possible. Sunoco will be required to at least restore the grades to their previous elevations, and the Master Association will plan to install new vinyl fencing on top of the restored berm.

In other business:

- Discussed the status and progress on the swap out of new proximity cards for older swipe cards and clickers;
- Approved the painting of the exterior stucco chimneys and walls of the Sullivan House at a cost of \$15,200;
- Reviewed a plan to accomplish a test cleaning, painting and sealing of two masonry walls (one on either side of the North Gate), and to cover the ground with artificial epoxy bonded mulch to prevent mud splash from the ground during rain events;
- Heard a report on a contractor's architect visit to the Wood Shop to consider options for an expansion of the facility;
- Approved a request from the HM Sports Group to host a couple of USTA teams late next summer;
- Were reminded about the WCASD invitation to breakfast at East High School on December 8<sup>th</sup>;
- Discussed some additional draft language for a bylaws amendment to limit the Board's authority for contracting for professional services;
- Discussed the existing Guidelines for the use of Signs at the gates promoting activities and noted that some signs have been posted in violation thereof;
- Noted a report from a resident that the hersheysmill.org website had too much information that might need to be password protected rather than displayed for all to see and agreed to review the site and discuss with those responsible for its administration;
- Accepted with regret with resignation of long time Pool Committee Chair Carol Campanelli and discussed obtaining or developing a "position description" for this role;
- Noted that should the draft budget be adopted, the new CIF for 2018 resales will be \$2081.40; and
- Decided to continue the tradition of having a holiday luncheon in place of the regular December meeting.

The monthly Security, Bus and Financial reports were reviewed. There then being no further business to be conducted, the meeting adjourned at 4:25 pm.

Respectfully Submitted  
Ed McFalls