

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
October 26, 2017

The Board of Directors met at the administration office in the shopping center. Attending were Board members Bob Bronner, Priscilla Burt, Dennis O'Leary and Boyd Mackleer. Also present were Managing Agent Ed McFalls and for the first portion of the meeting, Fred Auger, president of the HM Wood Shop to discuss the desired expansion of the Wood Shop. The meeting was called to order at 2:00 pm by the President, Boyd Mackleer. Rick Herschel joined the meeting in progress.

Fred discussed how crowded and busy the Wood Shop has become. He provided a packet of information including proposals from low bidders for various aspects of the proposed expansion. The estimated cost of the expansion, including new hardiplank siding on the exterior of the whole building, is approximately \$150,000. The Wood Shop Committee believes that they can raise at least as much money from donations as they did for the previous expansion (about \$50,000).

The BOD discussed new liaison assignments in light of the untimely passing of Joe Bové and the appointment of Dennis O'Leary from Eaton Village to fulfill Joe's uncompleted term. Dennis will serve as Treasurer and as liaison to the HM Sports Group. Boyd Mackleer will serve as liaison to the Marketing Committee.

The Board discussed the desirability of developing a pool of interested volunteers who could be called upon when vacancies occur on the various amenity committees. A letter will be drafted to send to presidents for sharing with their residents. An article will also be proposed for the TV Guide and Digest seeking such volunteers. The Board also will be seeking the formation of a committee to administer the Cove and Rec Center in coordination with the Community Center and Pool Committees.

The Board reviewed a proposal furnished through the Pool Manager to replace and upgrade components of the filtration and pump system at the pool to bring the filtration process into compliance with the Chester County Health Department codes for public bathing facilities. The project would include the replacement of the actual filters, a bigger and more powerful pump and motor and the replacement of restricting 2" pipes with 4" pipes – all to enhance the volume and speed of water through the treatment process so the full pool is fully filtered fast and more completely. The proposed cost is a little over \$21,000, but the Board is awaiting a proposal from another pool company. A separate, but unrelated possible expense for the pool, is the concept of potentially sandblasting the layers of paint and finish of the pool and "replastering" with a technologically advance product that would not need to be painted every two or three years and would be warranted for up to 15 years.

In other business:

- Discussed the status and progress on the swap out of new proximity cards for older swipe cards and clickers – Security anticipates completion in the first week of November;
- Noted the schedule of early November for 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;
- reviewed some revised language regarding a possible amendment to bylaws regarding contracting authority;
- Reviewed a complete report from Sherry Kane regarding the progress on the Verizon installation and discussed the outstanding issue of whether the MA could get a volume discount on the supply of battery back-up units (not yet resolved);
- Reviewed a Memo from Security Director Marc Fraser explaining the importance of villages or residents addressing any alarms currently not communicating properly with the Security Center BEFORE the Verizon Techs start to transition homes to Verizon since an alarm not currently working or communicating with Security cannot be addressed by Verizon during their installation;
- Discussed a suggestion from the Pool Committee Board that Wednesdays be “Adults Only” but suggested an alternative of late Friday afternoons from 4:00 pm to closing as a solid “Adults Only” period at the pool;
- Noted the progress on the masonry walls along Rt 352 and heard that the fence would begin to be installed in the next week or two;
- Heard a report on a very successful Open Community Day with something in excess of 60 cars or groups going through and seeing the amenities and visiting some of the many open houses conducted that day;
- Reviewed specs on a proposed “standard” bench for use whenever someone wishes to donate a bench, or whenever a bench is in need of replacement;
- Discussed the progress that Sunoco has made in completing their initial “pilot” holes from near Quaker to the shopping center, and from near Quaker down to Goshen Commons near Paoli Pike – they are now “reaming” out those pilot holes to get the diameter large enough to accept the 20” pipe; and
- Were reminded about the WCASD invitation to breakfast at East High School on December 8th.

The monthly Security, Bus and Financial reports were reviewed. There then being no further business to be conducted, the meeting adjourned at 4:45 pm.

Respectfully Submitted
Ed McFalls