

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
November 30, 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, Pool Manager Carol Keith to discuss some needs for the swimming pool. The meeting was called to order at 2:00 pm by the President, Boyd Mackleer. Rick Herschel joined the meeting in progress.

Carol reviewed with the Board a couple of proposals 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 more efficiently and effectively. Carol also presented proposals for potentially sandblasting the layers of paint and finish of the pool and "replastering" with a technologically advanced product that would not need to be painted every two or three years and would be warranted for up to 15 years. The Board raised a few questions that required some additional information not yet in hand. Carol will gather additional information and clarify several discrepancies between proposals and resubmit to the Board for further consideration.

A report on the status of the Verizon FIOS fiber optic installation from Sherry Kane was reviewed. The experiences of the first Early Adopters were discussed and some improved approach to ensuring the alarms are tested properly has been worked out between the Kanes and Security. The Board discussed at great length several documents relating to battery backups or reserve power supplies to keep the FIOS voice over internet phones operational during a power outage. If the reserve power supplies are kept turned on full time, the 12 "D" batteries that power them will need to be changed out every six months. After much consideration, it is the Board's conclusion that the alarms and their ability to transmit a signal has always been either an individual home owner's or the village association's responsibility. The Master Association's responsibility is to ensure that the Security Department can receive the signals sent. Therefore, the Board will recommend to the MA members that the MA NOT be involved in acquiring battery backups or reserve power supplies to power phones during power outages.

Ed reported on a cooperative effort between entities at HM (MA, GHSA, HMG, shopping center and Administration) to obtain competitive pricing from several energy brokers for the supply of electricity to the entities noted. The current pricing agreements extend into July 2018, but this is a favorable time to accomplish this bidding process.

The Board reviewed status reports on the wall and fence installation along Rt 352 north of the East Gate, the test cleaning and painting of two stucco walls near the North Gate, the installation of rubberized mulch at the base of the newly cleaned and painted walls in an effort to avoid mud splash, the cleaning and painting of the exterior stucco walls of the Sullivan House, the painting of SH shutters and the planning process for the expansion of the Wood Shop.

In other business:

- Learned that a couple of resident volunteers with insurance experience had agreed to serve on the MA Insurance Committee;
- Following up on the discussion at the November MA meeting about the limitation on the Board's contracting authority as specified in the Declaration, and the suggestion that the figure of \$25,000 should probably be increased to adjust for inflation, the Board discussed suggesting an amendment for discussion only at the January MA meeting;
- Reviewed and favorably reconsidered an HMSG proposal for voluntary contributions of \$10 per year to help raise \$\$ for HMSG activities and capital improvements;
- Discussed again the suggestion from the Pool Committee Board that Wednesdays be "Adults Only" but deferred any action for a subsequent discussion at a future meeting;
- 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 – it is our understanding that Sunoco has installed section of 16" pipe rather than the 20" pipe that was expected to be the first line installed;
- EG Township has been citing Sunoco for violations of the noise ordinance and Sunoco has begun installing additional sound attenuation at Quaker Village;
- Learned that Channel 20 had graciously offered to install window shades in the Cove at the Rec Center; and
- Discussed without resolution some alternatives for possible parking for HM Bus trips during the summer months when the pool parking lot is crowded.

The monthly Security, Bus and Financial reports were reviewed. There then being no further business to be conducted, the meeting adjourned at 4:30 pm.

Respectfully Submitted
Ed McFalls