

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
December 21, 2017

The Board of Directors met at the administration office in the shopping center. Attending were Board members Bob Bronner, Priscilla Burt, Rich Herschel, Boyd Mackleer and Dennis O'Leary. Also present was Managing Agent Ed McFalls, and for the first portion of the meeting, Pool Manager Carol Keith to address the Board's questions from their November 30th meeting. The meeting was called to order at 9:30 am by the President, Boyd Mackleer.

Carol reviewed the reasons for the need for replacing the circulation pumps, motors and piping, but also explained why HM should not alter the media used for filtration (diatomaceous earth). By pursuing this alternative with another contractor, she was able to obtain a proposal to accomplish the work for \$18,582.26 or about \$2,500 lower than the previous proposal. After full discussion, the Board voted unanimously to authorize this necessary work. Carol then reviewed an alternate proposal for water blasting the plaster surface from the pool and applying a Krystal Krete quartz aggregate finish that will hold up longer, is guaranteed for 10 years, and won't require paint. This proposal at \$50,740 is significantly lower than what was reviewed the previous month. After discussion, the Board voted to recommend accomplishing this re-surfacing work to the full MA membership at its January meeting. Finally, Carol reported that the existing mesh cover is beyond its intended life, has a number of tears in it which allows debris into the water over the winter and needs to be replaced for after the 2018 swim season. A proposal for \$13,144 (including the tax) was approved to be paid from accrued reserves for the cover. The Board then heard from Carol about the Pool Committee's desire to have an adults only day on Wednesdays in 2018. Some on the Board remained concerned about this proposal and the Board again deferred action for further consideration.

A report from Sherry Kane on the status of Verizon's installation effort was reviewed. About 80 Early Adopters have been transitioned to Verizon with more scheduled into January. About 50% of the community has been "Network Created" and about 26% have their ONTs installed. This is all good progress. The Board again discussed the issues regarding reserve power supplies to power the phone lines in the event of power interruptions, and remained committed to its position that the MA should not plan to furnish reserve power supplies to all home owners. This is a consideration for either individuals or village associations.

The Board discussed again the concept of potentially amending the Declaration to increase the Board spending authorization in consideration of the impact of inflation on the original Declaration amount \$25,000 established in 1980. Bob Bronner had downloaded some information showing that \$25,000 in 1980 equates to approximately \$74,000 today. The Board will propose amending Section 3.1 of the 2nd Restated Declaration to increase the authorized

level to \$60,000. This will be discussed with the MA members at the January for possible action in February.

Ed McFalls reported on the bidding effort for the supply of electricity to the various corporations at HM including the Master Association, Green Hill Sewer, HMGC, Shopping Center and Wooldridge entities. Three brokers all furnished bids last week in a very competitive and narrow band. A rate in the 5.3 cents range was secured which is about 1.5 cents per kwh less than the existing rate which will save the MA about \$4,000 a year and GHSA about \$6,800.

The Board then reviewed the status of several projects. The wall and fence along Rt 352 between the East Gate and Inverness is nearing completion. The wall sections have been done for over a month, and the fence is being finished. The Board received a proposal to replace a section of wood fence that still exists between the new vinyl fence and the first section of the old masonry wall by Inverness. The Board voted to replace this 88' wood section with the new vinyl fence for \$3,590. Two sections of masonry wall on either side of the North Gate have been power washed, painted and had an artificial, rubberized and bonded mulch material installed at the base in an effort to minimize any dirt from rain splash. Planning for a potential expansion of the Wood Shop continues with architectural plans prepared for bidding and township submission while we await a storm water management plan from a civil engineer.

In other business, the BOD:

- Received a report on the status of the swap out of clickers and old sensor cards for the new proximity cards;
- Noted that several residents and contractors have been sent fine letters for having damaged the gates through improper entry;
- Noted the completion of the painting of the exterior stucco walls of the Sullivan House;
- Received brief biographical of all current Green Hill Sewer Association Board members;
- Were advised that 3 incumbent Green Hill Sewer Board members (Eileen Hotte, John Babiec and Ted Sikorski) have been nominated for new 3-year terms;

The monthly FYI reports were reviewed and discussed.
The meeting adjourned at 11:15 am.

Respectfully Submitted
Ed McFalls