

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
January 25, 2018

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

Fred provided an overview of the Wood Shop's plans regarding the desired expansion and explained that sealed bids would be sent to Ed McFalls. The Board discussed with Fred how certain rules set forth in the Wood Shop bylaws are enforced and monitored. A number of concerns were discussed, and some proposed reworking of the bylaws was suggested.

After Fred's departure, a potential fundraising letter from the Chair of the Wood Shop fund raising committee was reviewed, and while appropriate, deemed premature pending the receipt of proposals and review by both Board and full Master Association.

Since the Master Association seems to always have a need for additional space for resident meetings and activities, a suggestion has been raised about the advisability of at least considering a second floor on the expanded Wood Shop. Ed was asked to consult with the designer of the Wood Shop expansion and one of the contractors to obtain a ballpark estimate of cost in order to have an informed discussion on the topic.

Bob Bronner and Ed McFalls then discussed the recent meeting of the HM Finance Committee and reviewed the 2016 Draft Audit submitted by Phyllis Orlando, the preliminary 2017 year-end report, the Vision Quest financial tracking history and components of the reserve analysis. After discussion, the Board voted to accept the 2016 Audit.

A report from Sherry Kane on the status of Verizon's installation effort was reviewed. About 190 Early Adopters have been transitioned to Verizon with more scheduled into February. The schedule for on-going Network Creation of villages and installation of ONTs was also reviewed. Mass transition will begin on or about March 1st.

Boyd Mackleer had received a communication from a resident asking why snow and ice are not removed from HM's walking trails. This has been reviewed a number of times, but the reasons are:

1. Plowed snow from roads is frequently piled or thrown onto walkways;
2. Cost of actual removal would nearly double the MA's snow removal costs;

3. Daytime melting and nighttime re-freezing would require daily inspection and treatment; and
4. Once cleared, it would imply the MA is representing they are safe for walking when in fact, black ice may be present.

In other business, the BOD:

- Received a verbal report on the first meeting of the re-constituted MA Insurance Committee with new members John Myatt and Tom Garrity joining longer term members Bill O'Brien and Janet Bernhard – the Committee will be meeting separately with current brokers Kevin Snakard and Ken Schultz to get a sense of the marketplace after last year's devastating hurricanes;
- Received report that Security Chief Marc Fraser has begun to look into replacing the current patrol vehicle – this is done about every 3 years;
- Heard update on the fence work along Rt 352;
- Reviewed proposals to extend 2017's new trail that deadends near Inverness along Brighton and across Ashton to meet up with the existing wood chip path behind the 13th tee of the golf course – further discussion warranted;
- Approved a proposal for the placement of boulders and rip rap to stabilize a bank by a culvert under Chandler Drive near Ulster Terrace and replace the leaning guardrail for a total cost of \$4,445;
- Discussed the shuttered status of the Sunoco pipeline effort;
- Reviewed and approved a number of annual donations that the MA typically makes to local hospitals, fire company, WEGO, CAI's Legislative Action Committee and the HM Singers;
- Discussed several issues relating to the pool and Rec Center integration and use during the summer and agreed it would be good to meet with Pool Committee members to discuss further.

The monthly FYI reports were reviewed and discussed.
The meeting adjourned at 4:30 pm.

Respectfully Submitted
Ed McFalls