

Hershey's Mill Homeowners Association

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DRAFT – FINAL MA APPROVAL PENDING Minutes of the Monthly Master Association Meeting November 2, 2017

Attendees: R. Vaughn (A); (B); K. Fleming (C); P. Burt (D); D. O'Leary (E); J. Keeley (F); Ed Bernhard (G); R. Rassmussen (H/L/N); B. Mackleer (I); D. Fell (J); R. Herschel (K); B. Kelly (M); John Poling (O); D. Sizelove (P); John Andrews (Q); J. Bellas (R); J. Lutley (S); B. Mertz (T); J. Bradley (U); Bob Bove (V); S. Blanchard (W); G. Earle (Y); B. Bronner; (Z) and E. McFalls.

Board President Boyd Mackleer called the meeting to order at 3:02 PM, and called for a moment of silence in memory of MA Board member Joe Bové.

The minutes of the October 5, 2017 Master Association meeting were approved as submitted.

Ed McFalls reported on the progress report included in the packet regarding Verizon's installation of conduit pathway for the FIOS fiber optic system. About 87% of the homes in the community have the conduit run to the location of their electric meter, about 33% of the cable is installed and 22% of villages have ONTs installed. Sherry Kane is communicating with village presidents and representatives about schedules and next steps in the on-going effort. The question discussed at the last meeting regarding potential bulk purchase of battery back-ups is still being investigated. A memo from Security Director Mark Fraser was included in the packet emphasizing the importance of having alarms which are currently failing to test corrected before the Verizon techs begin in-home transitions. One member mentioned that his village is planning a fine for any home that does not have their alarm repaired in a timely matter.

A memo from the Insurance Committee with recommendations from Kevin Snakard of Lindsay Insurance was also in the packet. This memo noted that water damage claims accounted for most of the insurable losses at Hershey's Mill and provided several recommendations on ways to minimize the likelihood of such losses.

There was a discussion about how to more strongly encourage residents to abide by speed limits and observe other safe traffic practices. Ideas offered included: fines for violations, force the resident to use the Main Gate only by turning off gate devices, etc.

Updates were provided on the following matters:

1. Masonry walls on 352 are essentially complete with fences starting next week;
2. Swipe cards and clickers will be de-activated on November 3rd – most residents have picked up their new Proximity Cards
3. Wood Shop Expansion plan – Bob Bronner explained the physical plans and estimated costs of about \$160,000 – there was a discussion with questions and answers about other possible costs yet to be determined. A motion was made to endorse the expansion plan in principle,

and to ask the Wood Shop to come back with specific, and total final costs along with the funding plan. Motion was seconded and passed with 2 nay votes (HLN and Oakmont) who wanted to move forward more promptly.

4. Swimming Pool pump and filtration upgrades – with changes in regulations about the speed with which the full volume of the pool water passes through our filtration system, the system must be upgraded. A proposal from a competent, commercial vendor indicates a cost of \$21,136. Additional proposals are being sought for this effort.
5. Board will be seeking a “pool” of volunteers to be available and willing for committee service.
6. The recent Open Community was another successful event with about 60 cars or groups coming through the Community Center and many taking time to visit numerous Open Houses being conducted that afternoon. Thanks to the Marketing Committee for its efforts.
7. A standardized bench was shared that should be both aesthetically pleasing and lower maintenance cost than some of our current benches

Under Old Business the members received updates on the Sunoco drilling activity and East Goshen Township’s efforts to press Sunoco to abide by and operate within the limitations of the existing Noise Ordinance of the Township. The initial pilot holes have been completed for the first of the two pipelines and now the reaming, or widening of the pilot holes is underway.

The WCASD is again inviting HM residents to one of its high schools (East Sr. High) for breakfast on Friday, December 8, 2017 at 8:00 am. The breakfast will include holiday musical performances by the school’s choir and orchestra.

There being no additional business the meeting was adjourned at 4:50 pm. The next meeting will be conducted on Thursday, January 4, 2018 at 3:00 pm in the Ardmore Room at the Community Center.

Respectfully submitted,

Ed McFalls
Secretary Pro Tem