

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
March 29, 2018

The Board of Directors met at the administration office in the shopping center. Attending were Board members Bob Bronner, Priscilla Burt, Boyd Mackleer, Rick Herschel and Dennis O'Leary. Also present was Managing Agent Ed McFalls, and for the first portion of the meeting, George Earle for the purpose of discussing his analysis of the Wood Shop expansion proposals received. The meeting was called to order at 1:00 pm by the President, Boyd Mackleer.

George reviewed a spreadsheet analysis that had been shared with the Board members in their packet. He indicated the differences in the proposals and how he had worked to change a few of specifications and get all responding bidders to a final apples to apples comparison. The lowest final quote of the three was \$150,430, but when a new dust vacuum system, tables and benches, and several pieces of new equipment are added in along with some potential additional expenses and contingency, the final maximum cost could be \$194,414. Finance Committee Chair Bob Bronner then reviewed available sources of the funds required to accomplish the effort including approximately \$54,000 in Reserves on hand for Wood Shop elements being replaced through this plan, \$80,000 from CIF funds in the Vision Quest Fund and approximately \$60,000 in hoped for contributions to the Wood Shop through a fundraising effort that will initially be loaned from the Vision Quest Fund, but hopefully repaid over a five (5) year period. The Board discussed a number of issues involved in this proposal, and after a thorough conversation on the issue voted 4 to 1 to recommend approval of the Wood Shop expansion project to the full Master Association. Rick Herschel voted in opposition because he and his village council felt that a sufficient study with community input had not been conducted to prove that this Wood Shop project was the desired priority for the next use of Vision Quest funds.

The Board reviewed the progress in the Verizon transition based upon information furnished by Sherry and Bill Kane. The Kanes are conducting several presentations each week in an effort to inform ALL residents on the process and steps to follow in ordering services, accomplishing transition, cancelling Comcast service and returning equipment. The effort continues to gain momentum, but some are not making their scheduling calls when planned and concern is building that not all residents will be transitioned by the May 29th expiration of the existing Comcast agreement. In that event, any who have not transitioned will become "retail" customers of Comcast until the full transition can be accomplished.

The Board was then joined by Carol Keith and Karen Gibson, with Sandy Loose (Pool Board Chair) joining by speaker phone. The purpose of this discussion was to consider whether the Cove at the Recreation Center should be available for use by other – non-pool related – groups during the summer months. The Pool Board was unanimous in its opinion that the Cove should be exclusively for the organized and/or casual use by pool patrons during the summer season

since they previously had exclusive use of the “Mermaid Cove”. The Board having pushed for the improvement of the facility into a year-round meeting space believed that it should still be available on at least a limited basis during the summer. After much back and forth, the Board voted unanimously to allow the Cove to be scheduled for HM groups’ use on a daily basis in the morning until 12:00 noon. Those wishing to schedule use will have to understand that music from Aquasize classes and some ancillary use of the kitchen and rest rooms by others will have to be tolerated.

The Board then acknowledged with regret the receipt of the letter of retirement from Peg Trauger from her role as Chair of the Community Center Committee. Peg has admirably fulfilled this important role for over 24 years and deserves the “Thanks” and gratitude of all HM residents. Peg will officially step down as of May 31st. She will furnish a job description which the Board will share with all presidents to encourage a search for a person or persons to step in and replace Peg’s important functions.

The Board reviewed proposals from Hershey’s Mill Landscape and Schaffer Contracting for extending the eastern lobe walking trail system from last year’s stopping point near Inverness across the top of Brighton Village and then across Ashton Village on the south side of Chandler Drive to the intersection with Hershey’s Drive. The proposals are subject to some modest adjustment based upon final layout and re-landscaping costs to address privacy concerns, but the total is in the \$80,000 to \$85,000 range. The Board recommends to the MA membership proceeding with these trail extensions.

In other business, the BOD:

- Received a thorough update on the use of the Sullivan House and agreed with the committee that its routine use now warrants a weekly scheduled cleaning service;
- Received a verbal report on the separate meetings of the MA Insurance Committee with current brokers Kevin Snakard and Ken Schultz to get a sense of the marketplace and any impacts from our loss experience;
- Appointed Bob Bronner, Priscilla Burt and Dennis O’Leary to serve as this year’s BOD Nominating Committee – the positions of Boyd Mackleer and Dennis O’Leary are up for election in July and Dennis has indicated that he will not be standing for re-election;
- Received report that a new 2018 Ford Explorer has been acquired from Paoli Ford as the new Security Vehicle;
- Discussed the status of continuing the wall roof replacement program around the perimeter with the Boot Road stretch by Yardley being 2018’s portion of the program;
- Discussed the shuttered status of the Sunoco pipeline effort, and look forward to hearing from East Goshen supervisors Marty Shane and David Shuey along with manager Rick Smith at the April 5th MA meeting;
- Voted to move the Contingent Reserve from 2016 (\$51,587.42) to the Vision Quest Fund;
- Reviewed and approved a proposal from Tom Basca Masonry to clean, re-set collapsed stone and re-point the barn foundation ruins behind the Sullivan House near the shuffle board courts for a total cost of \$11,760;

- Considered a question from the Billiards group about possible way to add a 2nd table for hosting competitions but need to gather further information on space use and allocation before determination;
- Reviewed fundraising communications from the HMSG and will discuss with its leadership avoiding any linkage between its simple fundraising the sale of merchandize to support the HMSG.

The monthly FYI reports were reviewed and discussed.
The meeting adjourned at 4:10 pm.

Respectfully Submitted
Ed McFalls