

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
April 26, 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. The meeting was called to order at 2:04 pm by the President, Boyd Mackleer.

The Board reviewed the progress in the Verizon transition based upon information furnished by Sherry and Bill Kane. The Kanes continue to conduct a couple of 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. It is difficult to know exactly how many homes have been transitioned, but at least 1150 homes are now receiving Verizon's FIOS service. The remaining villages will be making calls to Verizon for transition during the week of May 1-4. While all will have the opportunity to transition by the end of May, it is inevitable that some away, or some who simply have not made calls when directed will become "retail" customers of Comcast until the final transitions can be accomplished. The Board discussed the misleading communication that was sent by Comcast to some homes at Hershey's Mill. Partially because Comcast did not submit the letter to the Board for review before sending as they had committed, but more out of concern that some residents might mistakenly enter into agreements that cause them to pay twice for phone, cable and internet service, the Board voted unanimously to not allow Comcast the use of the Community Center for sales and service presentations on May 4th. A communication will be sent to all presidents to share with their villages to this effect.

The Board received a report on the project to water blast the plaster off the pool surface and apply a new quartz aggregate (Krystal Krete) surface, as well as the renovation of the piping and pump motor in the pump room to enhance the filtration system. The pool is now full of water and is being prepared for the season.

Priscilla Burt reviewed material submitted by Sullivan House Chair Judy Molt. The Sullivan House Fund has paid for a thorough cleaning of the House, reupholstering of select furnishings, window cleaning as well sending out its special carpets for deep cleaning. The MA has covered having portions of the patio and steps to grade reset and pointed by a stone mason. The House looks wonderful.

Board members had previously reviewed proposals to resurface Courts 1 & 2 (the Pickleball courts) and to add permanent Pickleball nets on Court #1, while maintaining Court 2 for both Pickleball and Tennis. After clearing up a couple of questions and concerns, the Board voted 5-0

to authorize the approx. \$18,000 expense from Reserves accrued for this purpose to accomplish this effort.

In other business, the BOD:

- Noted the Building Permit has been approved by East Goshen Township for the expansion of the Wood Shop;
- The BOD Nominating Committee noted that Boyd Mackleer has volunteered to stand for re-election to the Board this summer while Dennis O'Leary has indicated that he will not be standing for re-election;
- Discussed possibilities for making room in the Community Center for a second Billiard table for the group that has been playing matches with other communities;
- Discussed the desire of the tennis playing community for shade in closer proximity to the most used turf courts;
- Discussed the status of continuing the wall roof replacement program around the perimeter, and will submit a proposal to the MA to expedite finishing the whole project in 2018 from accrued reserves rather than the previously approved schedule over several more years;
- Discussed a more deliberate effort to seek volunteers to constitute a new Community Center Community to assume the tasks of the retiring Peg Trauger and her fellow committee members; and
- Discussed having the Finance Committee manage a process to gather input from amenity committees, presidents, councils and residents into a priority list of improvements to be considered for funding through the Vision Quest process.

The monthly FYI reports were reviewed and discussed.
The meeting adjourned at 3:55 pm.

Respectfully Submitted
Ed McFalls