

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
August 8, 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 Karl Grentz. Also present was Managing Agent Ed McFalls. The meeting was called to order at 2:00 pm by the President, Boyd Mackleer.

The President reviewed his amenity liaison assignments for the Board for the next 12 months. They are as follows: Community Center – Bob Bronner; Sullivan House – Priscilla Burt; Pool – Rick Herschel; Wood Shop – Boyd Mackleer; HMSG – Karl Grentz; Gardens – Boyd Mackleer; Landscape – Boyd Mackleer; Insurance – Boyd Mackleer; Bus – Priscilla Burt; Marketing – Rick Herschel; Library – Priscilla Burt; Security – Bob Bronner; and Finance – Bob Bronner.

The Board then reviewed some outstanding details associated with the Verizon transition process. Outstanding issues and anticipated wrap up matters were discussed at some length.

The Managing Agent reported on an unfortunate incident at the Community Center where a non-resident participant in a bridge game was suffering a heart attack and the residents present were not aware that the address of the Community Center was 25 Hershey's Drive, and the Chester County Emergency Services did not recognize "Community Center at Hershey's Mill" (they had Winfield Hall in their system). This has caused a review of all Amenity addresses. Signs with Amenity addresses will be provided on and around entrances. Certain amenities may receive new addresses (Wood Shop, Pool/Rec Area and Gardens) and GPS services will also hopefully be apprised to direct all deliveries and guests to the Main Gate.

Sharon Kope has graciously accepted the role of Chair of the Community Center Committee and has begun organizing her volunteers to continue the functions of scheduling events, council meetings, clubs, etc. in the Community Center, Rec Center and Sullivan House. Parties will still be scheduled through the respective amenity committees. The Board appreciates Sharon's willingness to step up to this important role.

The Board then discussed the 203 responses to the Vision Quest survey providing 356 suggestions for improvements to Hershey's Mill. While all are being reviewed and many will be considered, the top three suggestions were: 1) Fitness Center; 2) Elevator in the Community Center; and 3) a Dog Park. These possibilities will be explored first with concepts and cost parameters presented to the full Master Association for consideration. A number of other suggestions like completion of walking trails, adding benches, cleaning masonry walls, etc. are already in the works.

In other business, the BOD:

- Received a report from the Insurance Committee on village responses to the CAU renewal proposals and its awaiting proposals from ACE Insurance for the single family detached villages;
- Discussed the status of HM HOA insurance proposals;
- Discussed several pending matters regarding the pool operation, and approved the installation of automatic doors for the Locker Room doors and one of the Cove doors leading to the pool deck;
- Approved the installation of an ice machine in the Cove;
- Discussed several matters regarding the HMSG including the pending resurfacing of the Pickleball courts, concepts for providing shade between the two banks of soft tennis courts, and a beautification concept for plantings in the same vicinity;
- Noted many positive comments about the added new walking trail across upper Brighton and Ashton Village and also the addition of some new benches along the paths and approved the acquisition of ten (10) more of the new benches;
- Reviewed the work on the Wood Shop expansion;
- Noted the start of the work of replacing the old wood shake roofs on some of the masonry walls with asphalt shingles and discussed the next steps in having these walls cleaned, painted and a rubberized mulch bed on the outside to keep mud splash from recurring (all scheduled for this fall);
- Discussed developments (and non-developments) on the various pipeline issues;
- Approved hiring Asphalt Consultants (Mike Burkholder) to review all MA roadways and parking lots and specify/bid needed repairs and improvements; and
- Reviewed progress on needed stormwater management maintenance around the pond next to Kennett Village.

The monthly FYI reports were reviewed and discussed.

The meeting adjourned at 4:25 pm.

Respectfully Submitted
Ed McFalls