

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
August 30, 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 Greutz. Also present was Managing Agent Ed McFalls. The meeting was called to order at 2:00 pm by the President, Boyd Mackleer.

The Board began the meeting with a detailed discussion about a situation where the A/C on the HM Bus was not able to combat the high heat and humidity of an August 29th trip to Lancaster. The A/C had worked fine on Saturday, August 25th and Monday, August 27th, but was not working on Wednesday. The bus will go in for service on Tuesday. Unrelated to this particular issue, the MA Board has already begun the process of considering a replacement for our 12 years old bus.

The Board then reviewed some outstanding details associated with the Verizon transition process. Sherry Kane has prepared a Keep Sheet, an information document for new move-ins, info for Security's welcome packet, and a notebook as a reference guide to Verizon issues to be placed in the HM Library for resident consultation. Sherry will attend the MA meeting to discuss the wrap up of the Verizon transition effort.

Ed McFalls reported that Lindsay Insurance had heard from all but one village about renewing with existing carriers for the new policy year of October 1, 2018 to September 30, 2019. At the moment, two brokers are still pursuing proposals for the Master Association and Green Hill Sewer Association. The Insurance Committee members are hopeful for a reasonable proposal for the MA/GHSA insurance program, but it has not yet been received.

The Board conducted a follow up discussion on 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. On behalf of the Finance Committee, Bob Bronner will report on these responses and provide some additional background and financial information to the full membership of the Master Association and seek a determination regarding which initiatives the MA members would like to see studied further at this time. 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:

- Noted that the work on resurfacing the Pickleball courts, installing permanent net posts and adjusting the layout was completed to everyone's great satisfaction;

- Noted that beautification landscaping had been added between the Tennis Courts in a cooperative effort between the MA and the HM Sports Group – this too is a big improvement;
- Discussed several pending matters regarding the pool operation;
- Reviewed the work on the Wood Shop expansion;
- The work of replacing the old wood shake roofs on some of the masonry walls with asphalt shingles is nearing completion with the next steps being to have these walls cleaned, painted and a rubberized mulch bed on the outside to keep mud splash from recurring (all scheduled for this fall);
- Approved granting an easement to PECO for installing communication lines to its natural gas gate station in the southern corner of HM adjacent to Rt. 352;
- Discussed developments (and non-developments) on the various pipeline issues;
- Reviewed a first draft of the 2019 budget for the Master Association, but noted the need for insurance information and a couple of other details before being able to present a draft to the MA members; 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 4:50 pm.

Respectfully Submitted
Ed McFalls