

Hershey's Mill Homeowners Association

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DRAFT – FINAL MA APPROVAL PENDING Minutes of the Monthly Master Association Meeting July 12, 2018

Attendees: (A); Barb Mangos (B); K. Fleming (C); P. Burt (D); D. O'Leary (E); J. Keeley (F); K. Grentz (G); R. Rassmussen (H/L/N); B. Mackleer (I); Steve Friedrich (J); R. Herschel (K); B. Kelly (M); B. Grace (O); D. Sizelove (P); J. Andrews (Q); J. Bellas (R); George Mangos (S); (T); Kevin O'Brien (U); B. Bove (V); B. Cotner (W); Rex Cassel (Y); B. Bronner; (Z) and E. McFalls.

The President Boyd Mackleer called the meeting to order at 3:00 pm.

The minutes of the June 7, 2018 Master Association meeting were approved after correcting the name of Eaton's representative from George Walton to Gordon Walton.

Bob Bronner spoke on behalf of the Nominating Committee and noted that there were three (3) candidates – George Earle, Karl Grentz and Boyd Mackleer – for two (2) Board positions. He stated that the Bylaws provide that each candidate (or a representative) is allowed five (5) minutes to address the MA on his or her behalf. Rex Cassel spoke on behalf of George Earle, and then Karl Grentz and Boyd Mackleer spoke on behalf of themselves. Ballots were then distributed and votes were cast.

Boyd Mackleer introduced Bill O'Brien, Chair of the Master Association Insurance Committee who then discussed the proposal from Lindsay Insurance for a renewal quote from Community Associations Underwriters (CAU). While each village's proposal is a little different ranging in price increases of just under 2% to just over 3%, the average across all villages was 2.66%. Bill expressed this was a good proposal in view of catastrophic losses that hit the insurance industry last year from hurricanes, flooding and wildfires. He will be arranging for individual village proposed rates to be sent out to each president and village managing agents. Since we have gone out to market each of the last few years, it was his recommendation that those villages insured through Lindsay to accept the reasonable proposals from CAU for renewal as of October 1, 2018 for the ensuing twelve (12) months. Proposals for the single family detached villages with ACE Insurance are pending as is the Nationwide proposal for Yardley.

Ed McFalls then provided a brief update on the final stages of the transition to Verizon FIOS service for cable, phone and internet services. There are approximately 60 homes that have not transitioned – with about 40 of those being in some stage of resale to new owners, a number of stragglers and several who intend to remain with Comcast.

Ed McFalls then reported on the following project updates:

1. The Wood Shop expansion is well underway and is now under roof;

2. The extension of the Walking Trail across the top of Brighton and across Ashton along Chandler Drive is also underway with excavation being completed this week with stoning and paving scheduled for next week;
3. Replacement of deteriorated wood shingles on perimeter walls with asphalt shingles is scheduled for July and August;
4. Ten (10) new benches have been delivered, been assembled and will be placed in Recreation areas and along walking trails;
5. On-going conversations have been held with a potential volunteer identified to head up a re-constituted Community Center Committee;
6. There have been 165 responses so far to the Vision Quest survey with 296 ideas or suggestions put forward; and
7. Ed McFalls has obtained a couple of quotes for power washing, sealing the occasional stones and painting the perimeter walls, as well as a more competitive cost for installing glued-in-place rubberized mulch at the base to avoid mud splash. On motion made and seconded, the members present voted unanimously to authorize the completion of this overall project for a cost not to exceed \$100,000.

Bob Bronner then discussed the various meetings that the Finance Committee conducted with Amenity Chairs in June and July. Some ideas advanced in these meetings include: the addition of screened Gazebo in the Garden Area; correction of the pool returns in the pool piping system; a shed for pool storage (since the storage room became a Paddle warming room); HMSG's desire for an activities or social director; the replacement of HM's 12 year old bus and a host of other, more minor requests.

Under Old Business, the issue of political candidates canvassing in Hershey's Mill has been raised again this election cycle. One of the political parties is wanting to make the case that political candidates (as well as any religious groups) are granted the right to canvass door to door under the free speech clauses of the First Amendment. The MA members wished to reiterate their desire to avoid solicitation of any kind in Hershey's Mill in recognition of our homeowners association rules, private roads and Security program of controlling vehicular (and therefore guests) access to the community.

Under New Business, Priscilla Burt announced and congratulated Boyd Mackleer and Karl Grentz for having been elected to the Board of Directors for a two year term. Boyd Mackleer then thanked Dennis O'Leary for his service in fulfilling an unexpired term on the Board and the MA members joined in expressing their appreciation. Also under New Business, Karl Grentz asked if anything could be done to reduce the number of vehicles parking in the Decel lane of North Gate. The "No Parking" sign has not been effective.

There being no additional business the meeting was adjourned at 4:25 pm. The next meeting will be conducted on Thursday, September 6, 2018 at 3:00 pm in the Ardmore Room at the Community Center.

Respectfully submitted,

Ed McFalls
Secretary Pro Tem