

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
September 27, 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 Board then reviewed several issues associated with the Verizon transition as well as a serious issue regarding a failure of communication between certain alarm panels in some villages and the Security Center. Verizon engineers and technicians, Security Director Marc Fraser, the Kanes, alarm subs servicing HM and the Protection Bureau which services our alarm receiving equipment have all been working very hard to test components, record and analyze signal tones, build data on what panels are affected, search diligently for an equipment glitch or change in the Verizon system, etc., but so far, though many possibilities have been eliminated by findings, a cause or causes have not yet been identified. The Board briefly discussed the information furnished from Verizon about a discount plan for mobile phone users, but the press of the alarm issue and several concerns about the program warrant further study before any recommendation.

Ed McFalls reported the "No Solicitation" signs requested by the MA members have been installed at the gates, as well as larger No Parking Anytime signs next to the accel and decel lanes on either side of the North Gate. On the political canvassing issue, the MA's attorney has been in contact with an attorney for one of the political parties in Chester County about the MA's position seeking to avoid door to door canvassing of any kind in HM but allow reasonable forums for candidates to offer their views for those interested in hearing them.

The Insurance Committee has reported all attached townhome villages with property coverage will be insured with CAU through the Lindsay Insurance agency for the period 10/1/18 – 9/30/19. The single family detached villages without property coverage will be insured through ACE. The HM HOA and GHSA will be moving most of their coverages from Phila. Ins. Co. to Travelers in order to obtain an overall of savings of \$10,000 across their several policies (package, auto, pollution, D&O, umbrella). The Board accepted with regret Bill O'Brien's resignation from the Insurance Committee. Bill has provided tremendous service and expertise for many years as chair of this important committee.

Bob Bronner, Treasurer and Chair of the Finance Committee then reviewed the Draft Master Association budget for 2019 that had been developed and recommended by the Finance Committee. The total proposed increase in the MA monthly assessment is \$12.80 per house, most of which (\$10.25 of the \$12.80) is the remaining increase for the provision of phone, internet and cable tv service through the Verizon FIOS system. Hopefully, most residents understand they are no longer paying for individual telephone and internet service thus making

this increase more palatable. After full review of the proposed budget, the Board voted to recommend its passage to the full Master Association.

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. Those presently being pursued include: the completion of walking trails around the eastern half of Hershey's Mill; the installation of a 3 stop elevator in the Community Center; further upgrade to the pool's water filtration and circulation system; cleaning and painting of perimeter exterior walls and the installation of rubberized mulch to avoid future mud splash; and a shade structure for between the banks of soft tennis courts. Others will be considered as time and resources allow.

The Board discussed the events and situations surrounding the area-wide lockdown that occurred as a result of the shooting at Bellingham on Wednesday, September 19th. Unfortunately, during such events, our Security Department does not have any more information than is available through the Ready Chesco system. Also, there is no other way to alert folks who are outside, taking walks, playing sports in the recreation area, playing golf, etc. **ALL RESIDENTS ARE URGED TO SIGN UP FOR ALERTS THROUGH READY CHESCO.** Please go to ReadyChesco.org and click on the big, yellow **"Click Here to ENROLL TODAY"** tab.

In other business, the BOD:

- Discussed the schedule for the perimeter wall restoration and mulching effort;
- Reviewed the work on the Wood Shop expansion;
- Reviewed a thorough report from Judy Molt, Chair of the Sullivan House committee;
- Discussed developments (and non-developments) on the various pipeline issues; 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 4:05 pm.

Respectfully Submitted
Ed McFalls