

Hershey's Mill Homeowners Association

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DRAFT – FINAL MA APPROVAL PENDING Minutes of the Monthly Master Association Meeting September 6, 2018

Attendees: R. Vaughn (A); Barb Fitzgerald (B); (C); P. Burt (D); D. O'Leary (E); J. Keeley (F); K. Grentz (G); R. Rassmussen (H/L/N); B. Mackleer (I); S. Friedrich (J); R. Herschel (K); Mary Ellen Pernice (M); Bob Milano (O); D. Sizelove (P); J. Andrews (Q); J. Bellas (R); J. Lutley (S); (T); J. Bradley (U); B. Bove (V); B. Cotner (W); R. 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 July 12, 2018 Master Association meeting were approved as submitted.

Sherry and Bill Kane attended the first portion of the meeting to provide a wrap up report on the transition to Verizon and to review several important documents for villages' use. A packet of laminated Keep Sheets was given to each president for distribution to all home owners with important information about Verizon contacts, procedures, etc. for interaction as necessary with Verizon going forward. Other documents included a Reference Manual to be posted in the HM Library, information for New Home Owners moving into Hershey's Mill, a Move Out instruction document, a page about Battery Back-ups, an Alarm Self Testing Protocol and a Welcome to Hershey's Mill page for all Realtors to use in discussing HM telecommunications with prospective buyers. Sherry addressed several questions from the various members.

Ed McFalls then discussed an unfortunate incident where a non-resident bridge player was suffering a medical emergency at the Community Center in July, but none of the participants were aware of the street address of the Community Center (25 Hershey's Drive) to provide to the Chester County Emergency Medical Service (911) operator. Ultimately a call to Security got an ambulance dispatched. Marc Fraser and Ed McFalls have met with Chester County GIS (mapping) manager to insure the correct names and addresses are in their system and to possibly assign new "Chandler Drive" addresses for the Wood Shop, the Rec Center/Pool and the Garden Parcel area. Further coordination with the Township and County is anticipated.

Ed then reported on the following project updates:

1. Wood Shop Expansion – interior walls done, painted, nearing completion with just some electrical work remaining;
2. Walking Trails – across Ashton and upper Brighton are completed and seeded;
3. Perimeter Walls – replacing wood roofs with asphalt shingles was completed today – power-washing, painting and mulching scheduled later September into October;
4. 10 New benches placed, and 10 more ordered – some of these will be used to replace the deteriorated ones with the heavy concrete ends and sagging boards;

5. Automatic doors have been ordered for Rec Center changing rooms and Cove single door (not the double doors)
6. Sullivan House – an old terra cotta sewer lateral failed and had to be replaced

On behalf of the Insurance Committee, it was reported that most of the villages had indicated their plans to renew their property and liability insurance coverages with their incumbent insurance carriers – CAU for most of the attached townhome villages and ACE for the single family detached villages. The Master Association is still awaiting proposals on its coverages.

Bob Bronner then made a presentation on the findings of the Vision Quest survey highlighting the top three vote getting suggestions of a fitness center, an elevator in the Community Center and development of a dog park. He reviewed the sources of revenue and currently committed projects being funded through Vision Quest and asked the members present if they would authorize the Finance Committee and the Board to pursue further study of the top three suggestions. After a thorough discussion, the members voted against further study of either the fitness center or the dog park, but unanimously authorized pursuing the installation of a three-stop elevator in the CC at a cost not to exceed \$250,000.

Under Old Business, the issue of political candidates canvassing in Hershey's Mill has been raised again this election cycle. 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. No Solicitation signs were authorized for all gates and residents will be invited to place a small sign by their door bell to discourage interruptions.

Under New Business, Bob Bronner raised two other concerns of the Finance Committee and the Board. The Hershey's Mill bus is 12 years old and 2 years beyond the planned useful life for the community. The Bus Committee and BOD has begun the process of searching for a new bus and had identified 3 possibilities through 3 different suppliers. After discussion of general improvements hoped for in a new bus, the members voted (with one opposed) to authorize the Bus Committee and Board to complete their study and acquire a new bus at a cost to the MA not to exceed \$150,000. The second issue relates to the filtration system at the swimming pool. While the MA upgraded the plumbing in the filter room after the 2017 pool season, it was determined that the skimmer and return system are badly in need of re-design and repair in order to more effectively perform the filtration and cleaning of the pool water. The Board had received a proposal for this work, and the members voted unanimously to authorize completion of this upgrade this year at a cost not to exceed \$85,000.

There being no additional business the meeting was adjourned at 5:12 pm. The next meeting will be conducted on Thursday, October 4, 2018 at 3:00 pm in the Ardmore Room at the Community Center.

Respectfully submitted,

Ed McFalls
Secretary Pro Tem