

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
October 25, 2018

The Board of Directors met at the administration office in the shopping center. Attending were Board members Bob Bronner, Priscilla Burt, Boyd Mackleer 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 discussed an update from Marc Fraser on the efforts of all involved in the alarm communication through Verizon issue to identify the cause(s) of the problem and test or implement possible solutions. A change in the option for receiving alarms has resulted in almost all of the 277 alarms that had "failed to test" in the last month sending a proper test over the recent two-week test interval, but about 50 untraceable failed signals were received in the period. While better, this option change is not the panacea we seek. On a Verizon related issue, Ed McFalls reported on the receipt of the long-anticipated Verizon Marketing fee. Finally, on the Verizon front, Ed will reach out to Wireless Sales Rep assigned to Hershey's Mill and begin exploring the potential wireless discount program.

An updated proposal for the installation of an elevator in the Community Center has been received from the contractor (Berksridge) who renovated the facility in 2012. A proposal from another contractor is due next week. These will be carefully reviewed and a contract awarded. Details of the schedule and its impact on the availability and use of the Community during the duration of the project will be shared with all interested users as soon as practical. The Board discussed some ancillary issues associated with the planned elevator installation and other expressed needs for space and accommodations of activities.

Ed McFalls reported on the progress of the complete replacement of the pool skimmer and return system (all new pipes under the concrete) as well as the replacement of impacted tile and coping which should be completed next week. Ed also reported that powerwashing of perimeter walls began this week and will continue along with follow-up painting and finally the installation of glued-in-place rubberized mulch to protect against rain splash. This perimeter beautification program should be completed in November.

In other business, the BOD:

- Discussed the back and forth between the MA's lawyer and a lawyer for one of the political parties on the issue of door to door canvassing/solicitation in Hershey's Mill;
- Reviewed the status on completion of the Wood Shop expansion;
- Authorized up to \$10,000 for repairs and improvements to the pond / stormwater management facility between Kennett and the 5th fairway of the golf course;

- Authorized up to \$3,000 for a beautification landscape installation program between the Winter Storage Lagoon of the sewer system and Chandler Drive across from the tennis courts;
- Authorized participating in a 3 way agreement (with Ashton and HMG) to address stormwater management issues between Ashton and the 15th hole of the golf course; and
- Discussed developments (and non-developments) on the various pipeline issues.

The monthly FYI reports were reviewed and discussed.

The meeting adjourned at 4:25 pm.

Respectfully Submitted
Ed McFalls