

Hershey's Mill Homeowners Association

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DRAFT – FINAL MA APPROVAL PENDING Minutes of the Monthly Master Association Meeting October 4, 2018

Attendees: (A); Barb Mangos (B); Karin Fleming (C); P. Burt (D); D. O'Leary (E); J. Keeley (F); K. Grentz (G); R. Rassmussen (H/L/N); B. Mackleer (I); Rebecca Green (J); (K); Don Youkonas (M); B. Grace (O); Norm Ricker (P); J. Andrews (Q); J. Bellas (R); J. Lutley (S); B. Mertz (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 September 6, 2018 Master Association meeting were approved as submitted.

The Security Director, Marc Fraser, was asked to update the members on the month-long issue where just under 300 alarm panels are not presently communicating with the Alarm Receiver at the Security Center. He, along with subcontractor alarm techs have been working with Verizon techs, while Sherry and Bill Kane have been working with Verizon Engineers – all pursuing a number of leads and testing every possible component of Hershey's Mill equipment as well as the Verizon system in an effort to identify cause(s) and/or potential solution(s) to the issue. Efforts have been made to re-program certain panels to communicate in a different format which has shown some promising results, although we still hope to learn what may have happened in Verizon's system. Members asked a number of pertinent questions which Marc addressed. Some suggested residents should consider obtaining a cellular communicator if they wish to assure themselves of reliable alarm communication. Most felt that we should wait to see if Verizon finds a cause and solution before making any major decisions. Marc suggested moving forward with reprogramming those panels currently not communicating to the Contact ID format as the most reliable pending Verizon's advice on more definitive conclusion.

Ed then reported on the following project updates:

1. Wood Shop Expansion – the contractor's work is generally complete with Wood Shop volunteers now working on interior finishes;
2. Perimeter Walls – replacing wood roofs with asphalt shingles was completed last month – power-washing, painting and mulching scheduled later in October (waiting for delivery of rubberized mulch product);
3. 10 additional new benches have been delivered – are being assembled and then will be placed;
4. Automatic doors have been installed for Rec Center changing rooms and Cove single door (not the double doors) – electrician will hook up next week

On behalf of the Insurance Committee, it was reported that all the attached home villages are insured through CAU and the detached home villages through ACE. The Master Association received proposals from its existing carriers led by Philadelphia Insurance, but also obtained more competitive pricing from carriers led by Travelers, so are moving coverage there.

Bob Bronner then made a presentation on the proposed Master Association budget for 2019. He spoke to the proposed increase of \$12.80 per house per month - \$10.25 of which is the balance of the Verizon increase.

A member motioned that the MA change the draft budget to roll any surplus (currently \$104,000) from 2018 into the 2019 budget to reduce the planned increase. Motion was seconded. After lengthy discussion, motion was defeated 15 to 5.

Another member made a motion that the proposed subsidy for 2019 from the 2018 surplus be increased from \$42,600 to \$75,000. Motion was seconded. This would reduce the increase from \$12.80 to \$11.23 making the Master Association fee for 2019 to \$184.68 per house per month. Motion passed 11 to 9.

Under Old Business, the issue of political candidates canvassing in Hershey's Mill was discussed again. "No Solicitation" signs have been installed at all gates. There has been some conversation between the a lawyer for one of the major political parties and the Master Association's attorney. Agreement on language for a policy on political activity has not yet been finalized. Also under Old Business, Ed McFalls reported that East Goshen and Chester County have not yet approved the new addresses for Wood Shop, Pool/Rec Center and the Garden Parcel Area.

There being no additional business the meeting was adjourned at 4:35 pm. The next meeting will be conducted on Thursday, November 1, 2018 at 3:00 pm in the Ardmore Room at the Community Center.

Respectfully submitted,

Ed McFalls
Secretary Pro Tem