

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
November 29, 2018

The Board of Directors met at the administration office in the shopping center. Attending were Board members Bob Bronner, Priscilla Burt, Rick Herschel, Boyd Mackleer and Karl Grentz. Also present was Managing Agent Ed McFalls, and for the first part of the meeting, Carol Keith, Pool Manager. The meeting was called to order at 2:00 pm by the President, Boyd Mackleer.

Pool Manager and Committee Chair Carol Keith had been invited to discuss the Pool Committee's reaction to the Board's September 10th compromise decision to allow children at the pool every day (ending the Friday exclusion), but providing for Adults Only daily after 3:00 pm to respond to the many pool users who seek more quiet enjoyment of this important HM amenity. In the meantime, news of the Board's action had engendered a modest number of emailed objections and a petition.

Ed McFalls provided some history dating back to 1980 of having heard complaints and discussions among passionate pool users, pool committees over the years and staff persons that a significant segment of resident pool users genuinely wanted either significant blocks of time or days without children at the pool so they could better enjoy the amenity paid for by the residents for the residents. He also has heard from those who have always wanted to preserve the ability to bring their family guests to the pool at all times. Carol Keith added the perspective of the growing trend of HM residents exercising grandparenting responsibilities on a weekly basis. Understanding some Master Association members may be hearing objections at their fall meetings, the Board plans a discussion on the perspectives at the January MA meeting.

Boyd Mackleer, George Earle, Ed McFalls and architect Tom Daley had met on Tuesday with both contractors submitting proposals for the elevator in the Community Center. While a better understanding of each company's proposal was gained, the group had a series of follow-up questions that have been submitted to both companies. The Board hopes to reach a decision on awarding the contract at its December meeting.

Ed McFalls reported that powerwashing and painting of perimeter walls has continued as temperatures and breaks in rainy weather allow. The installation of glued-in-place rubberized mulch to protect against rain splash was accomplished over the past two weeks. Due to the early on-set of cold weather, it is possible the completion of powerwashing and painting may be delayed beyond expectations – possibly into spring.

East Goshen Township has submitted a revised plan to the Master Association for a proposed emergency access from Cornwallis Drive to the south of Hershey's Mill near Devonshire. The emergency access would consist of a driveway blocked off by a locked gate at all times unless there was some sort of emergency blocking Cornwallis Drive's access onto North Chester Pike, in which case the Township would unlock the gate IF emergency vehicles needed to gain access

to a home in the Cornwallis neighborhood. The Master Association members have previously agreed to cooperate with the Township in providing this access, but have been waiting for wetlands delineation and other factors which would impact the possible locations for the drive. The revised plan shows a limited range of possibilities for the driveway to intersect with Chandler Drive southwest of Devonshire and across from Oakmont – generally within about a hundred feet of the existing speed awareness hump. An on-site meeting will be arranged between Township staff and interested presidents (Devonshire and Oakmont at least).

In other business, the BOD:

- Discussed several on-going issues with the Verizon transition including the continued review of alarm communication issues, the billing of sales tax on basic services and issues associated with the pursuit of a mobile phone discount program;
- Discussed a problem with the Post Office's delivery under the new address for the Wood Shop (11 Chandler Drive) and Chester County's and East Goshen's efforts to gain resolution;
- Authorized the replacement of a number of cracked and displaced concrete pads at the pool area;
- Discussed a SH Committee desire to create a memory garden to remember the dedication of those who have served on the Committee;
- Authorized modest year end bonuses for Security staff based partially on contributions from residents
- Authorized the installation of a standing curb island near the northern intersection of Mill Road and Chandler Drive to replace the large pot that keeps getting knocked over; and
- Again discussed developments (and non-developments) on the various pipeline issues.

The monthly FYI reports were reviewed and discussed.

The meeting adjourned at 4:35 pm.

Respectfully Submitted
Ed McFalls