

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
December 20, 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. The meeting was called to order at 1:30 pm by the President, Boyd Mackleer.

The Board reviewed a letter from a home owner concerned about the increase in the annual training and certification fee for the Wood Shop and other policies of the Wood Shop. The Board discussed various issues associated with this situation and decided it would be best to invite the Wood Shop chair/president to come and discuss these and other issues in person at a meeting early in the new year

The Board then reviewed a proposal submitted by Director of Security, Marc Fraser, on behalf of the Security Committee to provide for the acquisition and installation of a propane powered generator to provide multiple days of power in the event of an extended power outage at the Security Center. The Board then voted to accept the proposals from Jamac, Inc for a 22kw generator at a cost of \$10,650.00 and from Styer Propane, Inc. for the installation of a propane tank at a cost \$1,900.

The Board then discussed a proposal not yet received from the Sports Group for an open house to be conducted on May 22 and 23 for the expressed purpose of attracting new members to each of the various HM Sports Groups venues and activities. The leadership hopes to get many more residents involved in some activity at HM.

Community reaction to the Board's September 10th compromise decision to amend a Pool area policy to allow children at the Pool on Fridays, but provide for Adults Only after 3:00 pm daily was discussed. The rationale is the Board has finally tried to be responsive to a significant segment of avid pool users who have long been requesting some measurable time when they can enjoy the pool and surrounding deck areas in peace and quiet. Their requests repeatedly made over the years were based upon:

1. HM is a 55 and over community that people move to partially for the purpose of peace and quiet enjoyment without the presence of children;
2. HM amenities are paid for by HM home owners and are primarily for HM residents;
3. the Board wanted to strike a more even balance between the times the pool would be available for guest children and when it would be reserved for adults.

George Earle appeared at the meeting to share his thoughts about the plans for the elevator installation and proposals he had reviewed at the president's request. He felt the Board should have selected and separately bid the specific elevator it desired for the CC and he was concerned the plans were not sufficiently detailed at this stage to avoid a need for change orders and

additional expenses. The Board then called Architect Tom Daley and talked through the process he has used in numerous similar projects. After discussing the both George's and Tom's input, the Board felt sufficiently confident in the relationship with Berksridge, the contractor who had already done the full renovation of the Community Center in 2012 and voted to accept their proposal of about \$226,000 for the elevator installation and to have Tom Daley proceed with updating and further detailing the plans for the building permit process.

In other business, the BOD:

- Acted on a request to add two new members to the Pool Committee – Mike Bianco from Kennett Village and Bill Smith from Inverness;
- 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 and scheduled a Special Meeting in January to meet with the Kanes to discuss efforts to resolve these outstanding matters;
- Noted the powerwashing, painting and installation of anti-splash rubberized mulch along the perimeter masonry walls is nearly complete; and
- Approved a proposal from Vector Security to install 6 dome security cameras in the Wood Shop to be monitored at the Security Center for safety and to identify anyone responsible for improper use and damage of equipment.

The monthly FYI reports were reviewed and discussed.

The meeting adjourned at 4:30 pm.

Respectfully Submitted
Ed McFalls