

Hershey's Mill Homeowners Association

1389 East Boot Road * West Chester, Pennsylvania 19380 – 5988

(610) 436-8900 Telephone

(610) 436-5162 Facsimile

DRAFT – FINAL MA APPROVAL PENDING

Minutes of the Monthly Master Association Meeting

January 3, 2019

Attendees: (A); B. Mangos (B); K. Fleming (C); P. Burt (D); D. O'Leary (E); J. Keeley (F); K. Grentz (G); R. Rasmussen (H/L/N); B. Mackleer (I); K. Morton (J); R. Herschel (K); ME Pernice (M); Bob Milano (O); D. Sizelove (P); R. Kane (Q); (R); George Mangos (S); B. Mertz (T); J. Bradley (U); Dave Greene (V); B. Cotner (W); G. Earle (Y); B. Bronner; (Z) and E. McFalls.

The President Boyd Mackleer called the meeting to order at 3:00 pm.

The minutes of the November 1, 2018 Master Association meeting were approved as submitted.

Boyd then introduced Carol Keith, our Pool Manager, who then described a number of extensive improvements to the pool facility itself including the resurfacing of the pool, the addition of tile designations for change in depth, an upgrade to the filtration system to bring the pool to a standard of fully filtrating all water within a 24 hour period, relocate and replace the skimmers, and provide new piping for all the returns for pumping water back into the pool after filtration. These improvements greatly enhance the health safety of the pool facility.

Boyd then introduced the topic of the Board's rationale for the new pool policy of Adults Only after 3:00 pm each day. There has been a long history of discussions and requests from select avid daily pool users for block periods of time when they could quietly enjoy the pool without the presence of children. The Board rationale for seeking a compromise on this matter is based upon the following facts:

1. Amenities are paid for by the residents for the residents
2. Amenities should be for residents first and guest second
3. Over the years, numerous avid pool users have requested blocks of quiet time
4. 2018's Adults Only on Fridays defined the two separate/distinct groups
5. The Board felt that Adults Only after 3:00 pm is truly a compromise giving each camp about 50% of the available open pool hours

Boyd also shared the petition information which had been delivered to him on New Year's Eve in which signatories indicated disagreement with the new policy and indicated preferences for alternatives including in many cases removing all restrictions on children.

There was then an open and lengthy discussion about the issues surrounding this topic. Most non-Board members present related surveys of their village or discussions at fall meetings where most of those expressing an opinion indicated a desire for a much more open or welcoming policy toward

children. After much discussion, a Motion was made: to allow children total access at all times at the pool. This was not seconded. A second motion was made: Suggest the Board reconsider the policy and allow Children access to the pool from 12:00 noon to 5:00 pm on weekdays, with no restrictions on weekends. Motion was seconded. Motion carried with 16 in favor, 4 abstentions.

Boyd then explained the steps for the Community Center elevator and planned action on next steps:

- A. Berksridge was contractor for full CC renovation in 2012
- B. Had bid plans done in 2014 for elevator – got bid from Berksridge
- C. Delayed action then due to pending construction of year round Rec Center (gauge impact on space needs between the 2 facilities)
- D. Needs/demand for meeting/activity space continue to grow
- E. Went back to Berksridge for updated proposal, and separately involved local elevator company who suggested a Lancaster contractor
- F. Berksridge was low bidder and selected to continue through final planning stages along with Architect Tom Daley

The Board accepted the proposal from Berksridge to install the elevator for \$226,000 with Tom Daley and necessary engineers (electrical and MEP) finishing the final plans as necessary.

Ed McFalls made several attempts to reach out to various clients for whom Berksridge has installed Vertical Express elevators. Being the holidays, he only reached one of the clients who offered a positive assessment of many experiences with the Vertical Express elevators installed by Berksridge, and they generally specify them as being the most cost effective and equally reliable with other models.

George Earle made a Motion that the MA members to withdraw their authorization for the Board to proceed with the elevator until the all the drawings are complete and an elevator is specified and separately bid. Dave Greene seconded the motion.

Boyd then went through some of the history of the CC renovation in 2012 and the difficulty that the MA went through in planning. He also reviewed the process of the Board's planning the elevator since. Many of the members asked questions of George and or the Board, and expressed opinions about the process.

Motion was then passed 16-0 with 5 abstentions.

Ed McFalls then reported on the following project updates:

1. Perimeter Walls – power-washing, painting and mulching were completed in the week leading up to Christmas;
2. Pool Skimmer relocation and restoration of pool return piping, plus new tile, coping and repaired concrete were finished just before Christmas and the new pool cover was installed on New Year's Eve;
3. Island was installed at North Gate to provide a permanent separation between travel lanes and the ability to have a permanent STOP sign with a light nearby for visibility;
4. The Board acted to replace at the Security Center a portable gasoline powered generator

with a permanent, automatic switch over, propane fired generator that can fully power the Security Center for several days in the event of power failures.

The Board conducted a meeting with Bill and Sherry Kane to review remaining issues still open from the Verizon transition.

- A. Sales tax and 911 fees that are billed to and paid by the MA are, in some cases being billed to residents. Residents can and do call Verizon to have these reversed, but Sherry has been working with Verizon's IT department on a permanent solution that should involve credits back to some residents;
- B. The Kanes have pressed engineers at Verizon to plan for the removal of their copper system pedestals – no commitment yet;
- C. The Alarm communication issue remains an open item; and
- D. The battle between Disney and Verizon was resolved on Saturday so FIOS customers did not lose access to ABC, ESPN, etc.

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 a lawyer for one of the major political parties and the Master Association's attorney. Final understanding has not yet been reached.

There being no additional business the meeting was adjourned at 5:10 pm. The next meeting will be conducted on Thursday, February 7, 2019 at 3:00 pm in the Ardmore Room at the Community Center.

Respectfully submitted,

Ed McFalls
Secretary Pro Tem