

***Board of Directors***  
***of the***  
***Hershey's Mill Homeowners Association***  
**1389 East Boot Road \* West Chester, Pennsylvania 19380 - 5988**  
**Minutes of Meeting**  
**January 17, 2019**

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 portion of the meeting, Fred Auger and Bob Milano from the Wood Shop. The meeting was called to order at 2:00 pm by the President, Boyd Mackleer.

Fred Auger and Bob Milano were present to update on the Board on the completion of the Wood Shop expansion, status of their fundraising efforts and operational policies going forward. While residents must be trained and certified to use the expensive equipment furnished through the Wood Shop funds, a system of assisting non-certified residents with small projects and tasks is being developed and implemented. In addition, all residents are welcome to wash their cars at the Shop, and those who pay a car wash fee may utilize all the car wash supplies maintained at the Shop for this purpose. Those who choose not to pay the car wash fee must bring their own car washing supplies. The Wood Shop leaders are hosting an Open House this Saturday (January 19<sup>th</sup>) to show the expanded facility to the residents.

Security Director Marc Fraser then joined the meeting to discuss the on-going efforts to maximize the effectiveness of the communication of the HM smoke and emergency alarms with the Security Center. Various adjustments and alarm programming changes have reduced the number of "failure to test" signals down close to the levels before our community-wide transition to Verizon FIOS. Several villages have committed to the installation of cellular dialers. Marc is also working with the Protection Bureau (HM's hardware/software security system support provider) to explore the possibility of migrating to an internet-based alarm communication system. While current HM panels are not internet-based, firms offer a less expensive device that digitizes the signal from HM panels and sends this digital signal over the internet to the Security Center computers. Marc will continue to work with the Protection Bureau to pursue this possibility.

It was reported that Sherry and Bill Kane continue to work with Verizon to wrap up some lingering transition issues such as sales tax and 911 fees that appear to be impacting about 420 accounts at HM, trying to hammer out a more workable arrangement for a possible wireless discount program and pressing Verizon to agree to remove its above-ground pedestals which supported their copper phone lines.

Chuck Proctor, Chair of the East Goshen Township Historical Commission appeared at the meeting to discuss the Commission's interest in listing the Sullivan House among the Township's historical resources. He assured the Board this placed no restrictions on HM's use or future alteration (if desired) to the House, but simply provided some publicity and community acknowledgement for the Sullivan House, so beautifully maintained by the Sullivan House

Committee. The Board voted to authorize allowing EG Historical Commission to add the Sullivan House as a listed resource.

The Board reviewed a formal proposal from architect Tom Daley to fully develop the plans and specifications for the proposed elevator, submitting same to Township for subsequent submission to the Commonwealth's L&I Department for consideration by both, then overseeing a formal bidding proposal and providing project oversight. After discussion, the Board voted to accept the proposal and proceed with the planning process. Boyd Mackleer will invite George Earle to join he, Tom Daley and Ed McFalls as a committee to pursue this process and make recommendations to the Board and full MA.

In other business, the BOD:

- Reviewed a proposal from reps of the Billiards team for how a 2<sup>nd</sup> table could be added to the Billiards Room – while inclined to support the concept, the Board requested more specific details about the proposed tables;
- Discussed preliminary information submitted by Mike Burkholder of Asphalt Consultants regarding areas of Chandler Drive, Mill Road and Hershey's Drive that should be considered for base repair and/or partial overlays – Burkholder will be refining his thoughts and plans and propose which specific areas should be assembled into a bid spec for soliciting proposals;
- Discussed some ideas and concepts reviewed with reps of the Hershey's Mill Sports Group; and
- Noted that the MA's request for re-consideration of the Pool Policy had been passed along to the Pool Committee for its consideration at an upcoming meeting before coming back to the Board for further consideration in February or March.

The monthly FYI reports were not available since the Board was meeting 2 weeks earlier than normal.

The meeting adjourned at 5:00 pm.

Respectfully Submitted  
Ed McFalls