

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
March 7 and 11, 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 Greutz. Also present was Managing Agent Ed McFalls. The meeting was called to order at 10:00 am by the President, Boyd Mackleer.

Bill and Sherry Kane attended the first portion of the meeting to share with the Board their findings and recommendation regarding the most advantageous mobile phone discount program available for Hershey's Mill. They relayed information on coverage and signal strength, pricing, terms, possible buyouts of existing phones, etc. The Board members raised a number of questions which the Kanes addressed. The Kanes will present their information to the Master Association meeting on March 14th.

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. A program by which Dice and IPTelX Corporations assume primary responsibility for "receiving" the alarm signals and sending them to HM Security's Alarm receiving computer appears to be the best approach to assuring the most effective communication of signals. Marc will make a full presentation to the MA members at their March meeting.

Marc also shared the results of his and the Bus Committee's work on specifying and bidding on a new bus to replace the 13 years old GMC bus. After inspecting and riding in bus models from Wolfington, Rohrer and Brightbill companies, and then reviewing the better specifications from each brand of bus reviewed, Marc and the Committee had a final recommendation to move forward with the purchase of a new 2019 Freightliner S2C bus for \$149,975.78 (including tax and tags). After a discussion of the reasoning and alternatives, the Board concurred with the Committee's recommendation.

Ed McFalls shared packets of information from Mike Burkholder of Asphalt Consultants detailing the existing conditions and needed repairs for all the asphalt surfaces of the Master Association including entranceways, Chandler Dr., Mill Road, and all amenity drives and parking areas. Mike also provided a budgetary analysis with various assumptions, but if all surfaces were new and the MA was just starting to set aside reserves, the MA should be putting about \$17,000 into reserves each month (or \$204,000 per year) just for road and parking areas. Ed will work with Mike to develop a bid package to accomplish as much of the more pressing needs as can be accommodated within our budget parameters.

In other business, the BOD:

- While meeting with Marc Fraser on Alarm Communication and Bus issues, the Board discussed a number of other Security related issues such as speed bumps, safety issues and security camera access;
- Reviewed the progress prints and specifications from Tom Daley – George Earle and Ed have offered Tom some comments and additions, and the plans should be ready for preliminary submission to Township and sending out to contractors for bid within the next week;
- Discussed the Township’s process for designating Sullivan House as an historic resource of East Goshen and noted that two representatives of the Historical Commission will attend the next meeting of the SH Committee to discuss this possibility
- Reviewed two separate requests regarding speed humps – one to install a new one on the western loop of Chandler and another to make the existing hump by Oakmong/Devonshire more severe – and decided to table for additional discussion;
- Approved a request from the HMSG to honor Don Evons for his service to the HM Tennis community by naming the new shade structure the “Don Evons Tennis Pavillion”;
- Reviewed a concern expressed about vendors using the CC and whether their offerings were fair to HM residents, but concluded the MA does not have the capacity or the expertise to “vet” each such vendor;
- Reviewed a concern expressed by a resident in Jefferson about the use of noise makers to deter Canada geese from staying at HM ponds and lagoon, but affirmed the need to continue all practical approaches to doing so; and
- Noted the Board would be meeting with Pool Committee Chair early next week in advance of the MA meeting to gather more facts and hear concerns about various approaches to pool policies.

The meeting, having already run 3.5 hours was recessed until Monday, March 11th when it will resume at 2:00 pm.

The BOD meeting was reconvened at 2:00 pm on Monday, March 11th. Present were Boyd Mackleer, Bob Bronner, Rick Herschel and Karl Grentz. Managing Agent Ed McFalls was also in attendance. Priscilla Burt was unable to be in attendance. Pool Committee Chair and Manager Carol Keith attended the first portion of the meeting to relay the Pool Committee’s thoughts and recommendation regarding hours for open use by all ages and hours for adults only.

Carol read a list of observations and specific facts regarding Hershey’s Mill, the pool, other 55+ communities and their policies and some thoughtful considerations about desired compromises between the competing interests at the pool. After a lengthy discussion, the Board concluded it is important for the MA members to hear these facts and considerations from the Pool Committee, to openly discuss their implications and offer any final recommendations for the Board’s consideration.

Ed McFalls had provided the Board with East Goshen Township’s comments furnished to FERC as part of Adelpia Pipeline’s application to re-purpose an existing pipeline facility that traverses a portion of the Hershey’s Mill Land. Ed also reported on recent information that Sunoco has

hired a new drilling contractor (Michels) who is expected to be mobilizing this week to resume drilling activities from the MA grounds adjacent to Quaker Village. Sunoco personnel have suggested they plan to focus on the 16” pipeline to have that operational by the end of 2019 and then move on to complete the 20” pipeline by sometime in 2020.

In other business at this portion of the meeting, the BOD:

- Reviewed Wood Shop documents for managing certified/trained residents as well as those residents of the community who have minor needs but have not invested in the training and certification program;
- Agreed to share the cost with the Wood Shop of an access control system for the Wood Shop that will minimize the possibility of untrained residents injuring themselves on the advanced equipment at the Wood Shop;
- Endorsed the Billiards Team’s plan for having two (2) 8x4 tables, but suggested this should not be implemented until after the elevator initiative is completed since staging of elevator construction may well take place in the Billiards Room;
- Considered the request of an Inverness resident for financial support for a Grief Support initiative, but noted there are numerous local providers of such support groups including local faith based organizations and funeral homes.

There being no further business to discuss, the BOD members voted to adjourn at 4:30 pm.

Respectfully Submitted
Ed McFalls