

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

February 7, 2019

Attendees: Kirk Leighton (A); (B); K. Fleming (C); P. Burt (D); D. O'Leary (E); Mike Rackover (F); K. Grentz (G); R. Rasmussen (H/L/N); (I); K. Morton (J); R. Herschel (K); ME Pernice (M); Bob Milano (O); Dick Linden (P); J. Andrews (Q); John Hlis and Bob Avin (R); J. Lutley and George Mangos (S); B. Mertz (T); J. Bradley (U); Dave Greene (V); B. Cotner (W); G. Earle (Y); Ted Sikorski ; (Z) and E. McFalls.

The Vice President Rick Herschel called the meeting to order at 3:00 pm.

The minutes of the January 3, 2019 Master Association meeting were approved as submitted.

Director of HM Security Marc Fraser was present to explain the latest information on the alarm communication issues. He distributed a handout with 3 options for alarm communications. Option #1 is to provide an internet based system that would communicate digitally over the internet with the alarm computer at the Security Center. The alarm panels would dial out just as they do today, two outside firms (Dice/IPtelX) would provide equipment designed for VOIP alarm communications that would receive the digital signals and send it onto HM Alarm Computer. Option #1 has a set up cost of about \$4600 and an annual maintenance cost of \$6000. Option #2 is to outsource the task of alarm monitoring to an outside firm like Vector Security, but the cost of this option is almost \$30,000 per year with a five (5) year commitment. Option #3 is to install cellular dialers for all panels (cost of dialer is about \$200 along with a monthly cost of \$15 to \$20 for cellular service with a three (3) year commitment). Marc had obtained a quote for a new alarm panel (Honeywell Lira) with 5 wireless smoke detectors would cost about \$625 plus installation. Marc and the Board will gather the documentation for each approach and bring a recommendation to a future meeting on how HM Security will be receiving alarms going forward.

Marc also discussed briefly the various bus models he has reviewed and a couple that have been brought to Hershey's Mill for inspection by the Bus Committee and the Board. A Freightliner 35 passenger bus that the Bus Committee has endorsed was available before the meeting for members to inspect. A question about having handicap accessibility was addressed by saying that such accommodations result in a reduction of seats and a very significant increase in cost. A couple of questions were asked to which Marc provided responses.

Ed McFalls reported that Tom Daley is working on updating plans and specifications for the proposed elevator work in the Community Center. A Specification for the elevator will be available next week for review. Plans will be submitted to East Goshen Township to begin their permit process. Once an elevator company is selected, the elevator supplier will submit information to the Commonwealth's Department of Labor & Industry. The subcommittee overseeing the planning process is suggesting

that the MA consider installing a handicap accessible restroom on the upper level. On motion made and seconded, the members voted unanimously to include such a restroom in the planning process.

The members then reviewed the proposal from HM Landscape Division to accomplish another length of walking trail this spring from the intersection of Hershey's Drive and Chandler Drive and extending to the nature path across from the Garden Parcel area on the amenity side of Chandler Drive (not Jefferson side). On motion made and seconded, the members present voted unanimously to accept the proposal for this extension of the trail.

The Green Hill Sewer Association Board had submitted the names of incumbent Directors Ed Sullivan (Brighton), Paul Woodruff (Yardley) and Bob Zink (Glenwood) for re-election to the Green Hill Sewer Board for new three (3) year terms. On motion made and seconded, the members present voted unanimously to elect the 3 nominees to new terms in office.

Under Old Business, Rick Herschel reported that the Pool Committee has recently met and will be making a recommendation to the Board after considering the input from the MA members from the January meeting. Members again expressed their strong recommendation that the Board consider the hours suggestion that was advanced at the January meeting – specifically for children to be permitted between 12:00 noon and 5:00 pm weekdays without any restrictions on weekends.

Under New Business, Priscilla Burt reported that the Board had met with the Chair of the East Goshen Township Historic Commission and agreed to allow the Commission to add the Sullivan House to the list of historic resources in East Goshen Township. The members want to insure that this places no restrictions on the MA's use of or changes/improvements to the Sullivan House.

There being no additional business the meeting was adjourned at 4:40 pm. The next meeting will be conducted on Thursday, March 14, 2019 (change from the normal date) at 3:00 pm in the Ardmore Room at the Community Center.

Respectfully submitted,

Ed McFalls
Secretary Pro Tem