

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
June 28, 2018

The Board of Directors met at the administration office in the shopping center. Attending were Board members Bob Bronner, Priscilla Burt, Boyd Mackleer, Rick Herschel and Dennis O'Leary. Also present was Managing Agent Ed McFalls. The meeting was called to order at 2:00 pm by the President, Boyd Mackleer.

The Board reviewed the progress in the Verizon transition based upon information furnished by the Kanes, invoices from Verizon and additional information from Marc Fraser at Security. There are about 60 homes that have not been transitioned to Verizon's FIOS. Assuming about 40 homes are in some stage of sales transaction, and a little less than 10 homes probably will not transition, the process is nearly complete.

In light of the discussion at the June MA meeting, the managing agent had measured all the walls and fences around the community. Using the costs experienced last fall to accomplish the cleaning, painting and installation of anti-mud splash rubberized mulch at the base of two walls near the North Gate, the cost to accomplish the same treatment on most of the remaining masonry walls would be about \$114,000. Proposals are being sought from several vendors to see if we can find less expensive alternatives.

Finance Committee Chair Bob Bronner reported on a couple of the meetings the Finance Committee has conducted with Amenity Chairs in its annual effort to ascertain needs for both short term operational expenses as well as longer term reserve or Vision Quest expenses.

The Board discussed the recent split decision by the PUC to allow Sunoco to resume operation of its ME1 pipeline, but to continue the stay on further construction on ME2 and ME2X pipelines in West Whiteland Township. Sunoco is in staging work to begin work on the open cut installation of both its 20" and 16" lines in the area across the front of the shopping center from Wellington to the monument sign identifying the shopping center.

In other business, the BOD:

- Heard the managing agent had received 87 Vision Quest responses (as of 6/25) with 149 suggestions;
- The BOD nominating candidate information forms from Boyd Mackleer, George Earle and Karl Grentz for the 2 Board positions up for election this year will be included in the MA meeting packet for the election on July 12th;

- Discussed several matters regarding the HMSG including the pending resurfacing of the Pickleball courts, the desired but not identified solution for adding a second Billiard table, restoration of the Bocce courts and rebuilding of the horseshoe pits;
- Noted the start of the Walking Trail extension which been delayed by spring's wet weather will begin in earnest next week;
- Reviewed the early work on the Wood Shop expansion and approved distribution of the Wood Shop's funding request letter to be sent to the presidents for distribution to their residents;
- Reviewed a scheduling issue involving the Main Line Mac group;
- Discussed the status of re-organizing the Community Center Committee under new leadership; and
- Discussed some needed stormwater management maintenance around the pond next to Kennett Village and a long pipe run along the southern boundary of Devonshire from the spray field to Chandler Drive.

The monthly FYI reports were reviewed and discussed.

As this would be his final meeting as a member of the MA Board, Dennis O'Leary thanked the other Board members for the opportunity to serve Hershey's Mill in this capacity.

The meeting adjourned at 4:30 pm.

Respectfully Submitted
Ed McFalls