

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
March 28, 2019

The Board of Directors met at the administration office in the shopping center. Attending were Board members Bob Bronner, Priscilla Burt, Boyd Mackleer and Karl Grentz. Also present was Managing Agent Ed McFalls, and for the first portion of the meeting, Ed Sweeney, Chair of the Garden Parcel committee. The meeting was called to order at 2:00 pm by the President, Boyd Mackleer.

Ed Sweeney shared with the Board the four areas of expenses which annually impact the gardens – maintenance of tools, emptying of the garden roll-off, re-stoning of the driveway and trimming of the trees along the stream corridor to reduce the shade cast on the gardens. Ed S. explained how the Committee was achieving savings in several areas, and suggested that the annual cost of re-stoning (\$1500-\$2500 per year) could be saved if the MA would agree to pave the garden driveway. Ed S. had obtained proposals from two contractors. The managing agent indicated that Asphalt Consultants (Mike Burkholder) was also pursuing quotations for the possible work. The consensus of the Board was that this was a good idea for a number of reasons, but wanted to see final proposals before voting.

Bob Bronner and Ed McFalls related a number of issues from their Security meeting earlier in the week with Security Director Marc Fraser. The Dice Corp./IPTelex concept for receiving alarms continues to be studied with testing of 20-25 alarm panels (4-5 of each type in HM) scheduled to begin in mid-April; the generator for the Security Center is installed and operational; upgraded and easier to use guest gate entry communication systems are being reviewed for possible replacement of our current “call boxes”; Wood Shop cameras are now fully operational; the FOB key access system for the Wood Shop has been ordered; the new 2019 Freightliner Bus has been ordered.

The plans and specifications for the Community Center elevator have been reviewed and adjusted a couple of times and have been sent to four (4) contractors for proposals. The plans have also been sent to East Goshen Township for permit review. A pre-bid meeting with the contractors has been scheduled for Thursday, April 4th. It is hoped final proposals may be reviewed at the May Master Association meeting.

The Board has previously reviewed an overall assessment of HM HOA roadways, drives and parking areas provided by Asphalt Consultants' Mike Burkholder. At this meeting, Burkholder had submitted a scope of work considered the highest priority for accomplishment in 2019. The most critical being the area of Chandler Drive across Chatham Village to the Merrifield curve along with the portion of Chandler Drive along the southern portion of Brighton Village (both of which areas are particularly flat with drainage issues), and an installation of a stretch of curb along Chandler alongside Kennett Village where street water cascades into Kennett.

In other business, the BOD:

- Noted the Board positions of Bob Bronner, Priscilla Burt and Rick Herschel will be up for election later this year making Boyd Mackleer, Karl Grentz members of a nominating committee for this year and the Board voted to contact Judy Bradley to serve as the third member;
- Approved the Draft Audit for 2017 as submitted by Phyllis Orlando;
- Approved the reclassification of several equity line items on the Balance Sheet in order to provide for the contemplated \$75,000 subsidy toward the 2019 operational budget approved last October;
- Appointed Karl Grentz as a liaison to the Hershey's Mill Players; and
- Approved the distribution of information for a Surrey Services branch holding an Open House at the nearby UCC Church at Green Hill & Rt. 352 along with the flyer for the Dorsey Team sponsored shredding event at the Pool parking lot on April 13th.

The monthly FYI reports for the Bus Activities and Security reports were reviewed and discussed.

The meeting adjourned at 4:45 pm.

Respectfully Submitted
Ed McFalls