

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 March 14, 2019

Attendees: (A); Linda Browning (B); K. Fleming (C); P. Burt (D); D. O'Leary (E); J. Keeley (F); K. Grentz (G); R. Rasmussen (H/L/N); B. Mackleer (I); K. Morton (J); R. Herschel (K); D. Yonkunas (M); B. Grace (O); D. Sizelove (P); R. Kane (Q); J. Hlis (R); J. Lutley (S); John Barcetoni (T); Don Thompson (U); B. Bove (V); B. Cotner (W); G. Earle (Y); B. Bronner ; (Z) and E. McFalls.

The President Boyd Mackleer called the meeting to order at 3:00 pm.

The minutes of the February 7, 2019 Master Association meeting were approved as submitted.

Boyd Mackleer introduced Carol Keith, Lynn Mander and Mike Bianco from the Pool Committee. Carol made a presentation regarding the Pool Committee's thought process on recommending certain policies related to guests, particularly children under the age of 18.

1. A 55 and older community by definition means certain things including limitations on children.
2. In a planned community, residents agree to certain structures and give up some individual rights.
3. The swimming pool and area were built and paid for by residents for residents.
4. Guests are invited to attend with residents, but there are certain limitations.
5. Guest Rules up until 2015 stated local guests were limited to once a week visits, and out of town guests might be granted more flexibility during their visit subject to making prior arrangements with the manager.
6. In 2016, the then chair and manager eliminated these limitations which allowed the pool to be impacted to be greater degree by local children.
7. Without some further restriction, the staff budget would increase to both guard the pool and manage the Sign In Table (employing a pool app to manage and track visits in 2019).
8. The nature of grandparenting has changed a lot in recent year with many watching grandchildren so their parents can both work.
9. Carol surveyed many 55 and over communities as well as the 2 largest builders of such communities in this area, and all reported having and enforcing restrictions on children.

Carol then expressed the Pool Committee's recommendation to go with allowing children under 18 from 12:00 noon to 5:00 pm on weekdays – no restrictions on Saturdays – Adults Only on Sundays. She commented she has no vested interest in the issue. She just wants to address the concerns that have been expressed to her over the years.

A number of MA members present then raised a series of questions and offered opinions about the issues in Carol's presentation, possible compromises and issues related to enforcement no matter what the ultimate policy is decided. Carol and the Pool Committee members then departed.

Security Director Marc Fraser joined the meeting to discuss the status of the proposed approach to addressing alarm communication issues. He distributed the proposal from the DICE Corporation. After some start up cost, the monthly operational cost of this approach is about \$600 higher than our current alarm receiving technology which has not been fully reliable since last September. This does not address the CADDX Ranger 8600 issues that impact about 400 homes in Hershey's Mill. Marc recommends replacement of the 8600 panels. Members asked a number of clarifying questions to gain further understanding of the proposed approach and clarified that councils should not take any dramatic steps until after testing of the DICE approach can be conducted. Members expressed appreciation for Marc's efforts to resolve this issue.

George Earle has sent out requests for proposals from companies that have larger staffs to address mass replacements of panels on a more-timely basis than the smaller vendors who typically service alarms in Hershey's Mill.

Bill and Sherry Kane then joined the meeting to present a proposal for a mobile phone discount. Verizon's discount plan turned out to be less than expected or desired. The Kanes shopped around to the four major providers of mobile phone service in the area. After much negotiation, testing of phone service signals throughout Hershey's Mill and the surrounding areas and review of all the aspects of service details, the Kanes are recommending a Senior Plan through T-Mobile. The plan has no minimum participation requirements, is totally voluntary and creates no obligation on the part of the Master Association. The members voted unanimously to authorize Sherry and Bill Kane to schedule meetings to inform residents and begin signing people up.

Boyd then returned to the topic of the Pool and the guest policies. As one who very rarely has used the pool, he simply would like to find a compromise. John Lutley moved to recommend to the Board that Children under the age of 18 be permitted at the pool from 12:00 to 5:00 pm on all seven (7) days with other hours for Adults Only for the best consistently applied policy. Motion was seconded. Members offered a number of comments. A member asked to call the question. The members voted 10 to 9 to call the question. The Motion then passed 12 in favor and 9 opposed.

Dennis O'Leary suggested that the Board should review all the Pool Rules with the Committee before publishing for 2019.

The members reviewed the Old Business items. George Earle reported the plans and specifications for the elevator were nearly complete and would be submitted to the Township for building permit review and sent out to bidders next week. Bob Bronner reported that a new 2019 Rohrer Bus was ordered with a Freightliner chasis and diesel engine, more comfortable seating, better air-conditioning and a large storage compartment in the rear. The cost was just under \$150,000. Priscilla Burt reported the SH Committee would be meeting with the Chair and immediate past Chair of the East Goshen Historical Commission about the possibility of adding the Sullivan House to the Township's list of historic resources. Ed McFalls then reported that Sunoco Logistics was mobilizing to resume HDD drilling for the Mariner East pipelines along the Boot Road boundary of Hershey's Mill. The Township's Pipeline Safety Committee has furnished a series of comments to the Federal Energy

Regulatory Commission regarding the application of Adelpia to re-purpose its pipeline in Hershey's Mill for natural gas rather than oil transport.

Under New Business John Lutley expressed his thanks to the Board and Managing Agent for the beautification of the walls around the perimeter of Hershey's Mill. It has made for a vast improvement in our appearance from outside the community.

There being no additional business the meeting was adjourned at 5:07 pm. The next meeting will be conducted on Thursday, April 4, 2019 at 3:00 pm in the Ardmore Room at the Community Center.

Respectfully submitted,

Ed McFalls
Secretary Pro Tem

After the adjournment of the Master Association meeting, the Board met in executive session to consider the recommendation of the MA members with respect to the pool hours for children under 18 years of age and those hours reserved for adults only. After some discussion, the Board voted to accept the recommendation of the members to welcome children under 18 years of age from 12:00 noon to 5:00 pm all seven (7) days of the week and have Adults Only from 10:30 am to 12:00 noon and from 5:00 pm to 7:30 pm all seven (7) days. The Board's vote was not unanimous.

Ed McFalls
Managing Agent