

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
April 25, 2019

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

Boyd commented that, in as much as Priscilla Burt was no longer on the Devonshire Council, she was by definition no longer a Board member. Having solicited available remaining Board members on the issue, Boyd had discussed with Dennis O'Leary the possibility of fulfilling this term. On motion made and seconded, the Board voted unanimously to appoint Dennis to fulfill Priscilla's unexpired term. Dennis was welcomed back to the Board.

Bob Bronner related a number of issues from the 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 existing alarm types as the next step. Information and a video of upgraded and easier to use guest gate entry communication systems (Lift Master CAPXL Tele-Entry Controllers) had been sent out earlier in the week. Bob reviewed some specific details, including the fact the money has been reserved for this purpose, then on motion made and seconded, the Board voted unanimously to have Vector Security install the systems at a cost of \$9,940. This improvement will also allow us to cancel the Verizon copper lines currently run to the existing gate phones.

Community Center elevator proposals arrived via email just as the meeting started. Unfortunately, the two contractors who had previously submitted bids late last fall had both withdrawn (one due to having too much work this year, the other due to assumption they would not be competitive). The two bids received – from Delran Builders and L.J. Paoella – were both significantly higher than those we reviewed last fall. The architect will be asked to seek clarification from the bidders and see if we can get a proposal from one or the other of last year's bidders.

Priscilla Burt appeared to review a proposal from the Sullivan House Committee for a Memory Garden inside the wall to the left of the house adjacent to the Piano Room. Mike Neale of HM Landscape had developed a plan incorporating an existing large shrub, a new bench, other attractive plantings and some number (initially three) of "Memory Stones" commemorating SH Committee members who had passed away in recent years. The cost of the Garden would be between \$2500 and \$3000 depending on the bench, and would be paid for out of SH Committee Fund. The Board voted to authorize the project up to a cost of \$3,000. The Board also took this occasion to present Priscilla with a Certificate of Appreciation for her many years of service to the Master Association.

Ed McFalls then shared some information about the necessary adjustments to the grades on and adjacent to Chandler Drive along the proposed drainage and repaving project at Chatham and Merrifield Villages. In order to achieve the desired 2% slope over the over than 400 feet, the current “high point” would have to be raised some four (4) feet which will just be too difficult to blend into the surrounding land. Mike Burkholder is planning an alternate solution with added inlets, drainage pipe and still pronounced, but less dramatic grade changes. There will be a pre-bid meeting the week after next with bids due in late May.

Carol Keith then appeared to discuss the Pool Committee’s recommended Rules and Policies publication for the 2019 season. There was a long and detailed discussion of various aspects of the rules, wording, clarification, plans for video surveillance cameras and procedures to address various possible scenarios at the pool. At the conclusion, there had been a number of minor adjustments to proposed language, and on motion made and seconded, the Board voted unanimously to approve the amended Rules and Policies for 2019.

In other business, the BOD:

- Discussed the BOD Nominating Committee process in view of recent developments;
- Reviewed proposals from four bidders for paving the Garden Area driveway and voted to accept a proposal from Schaffer Contracting for re-stoning, grooming and then paving the long driveway for a cost not to exceed \$25,000;
- Discussed the need for the Board to review its interactions with all amenity committees and consider either changing current practices to more particularly adhere to the HM HOA Bylaws or suggest changes to the bylaws to reflect practices;
- Pondered what the “buying power” of all of Hershey’s Mill might provide in the way of electric energy savings if a bulk purchasing agreement could be achieved;
- Discussed some questions from the HMSG responding favorably to some and tabling others;
- Noted sewer rates in local municipalities as published by East Goshen Township and were pleased to see our Green Hill Sewer Association rate would be at or near the very bottom of the list of rates

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