

Hershey's Mill Homeowners Association

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DRAFT – FINAL MA APPROVAL PENDING

Minutes of the Monthly Master Association Meeting

May 2, 2019

Attendees: (A); B. Mangos (B); K. Fleming (C); (D); D. O'Leary (E); J. Keeley (F); K. Greutz (G); R. Rasmussen (H/L/N); B. Mackleer (I); K. Morton (J); Tom Ullman (K); M.E. Pernice (M); Bob Milano (O); D. Sizelove (P); J. Andrews (Q); B. Avin (R); (S); B. Mertz (T); J. Bradley (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 3:02 pm.

Boyd reported on the Board's action to appoint Dennis O'Leary to fulfill the unexpired term of Priscilla Burt on the Board and welcomed Dennis back to the Board.

The minutes of the April 4, 2019 Master Association meeting were approved as submitted.

George Earle updated the members on the status of obtaining proposals for the elevator project in the Community Center. A total of six companies were sent plans and specifications. In the end for various reasons, only two submitted proposals. The price of the lowest bid is about \$75,000 above where the bids were last fall. Some of this is related to how busy the firms are, the significantly higher cost of the elevator itself over that from last year and the handicap accessible restroom. We will negotiate with the elevator supplier and last year's bidders to see if we can get a more competitive proposal for installation either later in the year or perhaps even next year.

Bob Bronner then discussed the status of the bidding procedure for the road repair work that was summarized at the April meeting. When the surveying was performed to understand what was required to provide the 2% slope to create positive flow of water during storms, the grade on the Chatham curve needed to increase about 4 feet. Mike Burkholder of Asphalt Consultants is altering the plan to provide for inlets and pipe along a span of some 500 feet along Merrifield and Chatham. By doing this, the grade increase will be reduced by half.

Ed McFalls reviewed the chart he had included in the packet which provided a comparison of local municipalities and their residential quarterly sewer rates and how Green Hill Sewer Association's rate for Hershey's Mill (\$66.33 per quarter) compares very favorably to all shown on the chart.

Boyd then reported on the Nominating Committee and the process leading to the July election. Candidate Information Forms may be obtained from Ed McFalls and are due back to him by Wednesday, May 29th for inclusion in the MA Packet for the June 6th meeting. Three positions are up for election this year.

Bob Bronner reported on Marc Fraser's efforts to proceed with the testing of the Dice/IPTelex approach to receiving the alarms. Members are anxious to learn the next steps in this important process.

Ed McFalls reported that Sunoco Logistics was back drilling on the Master Association ground adjacent to Quaker toward Paoli Pike, and behind the firehouse up by 202 drilling toward Wellington. It appears from activity down at Goshen Commons near Paoli Pike Sunoco is preparing to start pulling pipe into the bored hole from Quaker down to Paoli Pike.

Members raised a couple of questions from reviewing the minutes of the Board's April 25th meeting: 1) are the pool rules for 2019 finalized, what changes did the Board make and how will residents obtain them? The rules are finalized, the Board's changes on final review were minor mostly recognizing how procedures are already managed and copies of the policies will be given to residents on their first visit to the pool this season; and 2) what was meant by the comment in the minutes on bylaws and the amenity committees? The MA bylaws provide for the Board to appoint all members of Standing Committees, for the President to appoint all chairpersons with advice from the Board and for the Board to determine how committees shall carry out their functions. Clearly, neither the Board nor the committees have been observing these aspects of the bylaws, so there needs to be some consideration whether MA Board and committees should start to operate in accordance with the bylaws or the bylaws should be adjusted to better reflect current operations or some combination thereof.

There being no additional business the meeting was adjourned at 3:40 pm. The next meeting will be conducted on Thursday, June 6, 2019 at 3:00 pm in the Ardmore Room at the Community Center.

Respectfully submitted,

Ed McFalls
Secretary Pro Tem