

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
May 13, 2019

The Board of Directors met at the administration office in the shopping center. Attending were Board members Bob Bronner, Karl Greutz, Rich Herschel, Boyd Mackleer 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 a revised proposal from Vector Security to install a security based surveillance camera system for the Pool and Rec Center area. The scope had been reduced from original proposals because of the cost of covering the whole pool area as well as trying to see some of the other sports activity venues. The cost of the full system, which can later be expanded to add back in some ability to view the sports venues, is about \$24,000. In the discussion, a couple believed it simply is not necessary to have surveillance of pool while others felt that safety and promoting decorum requires the installation. The Board voted 3-2 to proceed with the installation.

A general discussion was conducted about the fact that the latest 4 year agreement with HM Landscaping will expire at year's end. Comments were made that 2018 was a particularly challenging year because of the excessive amounts of rainfall that this area received virtually all year. The discussion included some concerns about service levels and the time it takes to get some proposals after the spring walk-throughs, but also the importance of the overall consistent look of Hershey's Mill, the benefits of an on-site presence and the synergistic relationship with the golf club. The HMLD managers will be asked to get a proposal together for discussion purposes.

Bob Bronner led a discussion on the challenges Marc Fraser has faced in hiring new staff members. In recent months, three new hires barely made it through training before taking another position at significantly higher starting wages. Ed reported that the club and the landscape company are having the same difficulty and have had to increase starting salaries significantly in order to attract any applicants. After a lengthy conversation, the Board voted to authorize Marc to offer higher starting hourly rates. A member asked for a simple document that would explain what homeowners or a village can and cannot expect from the Security Department staff.

Boyd Mackleer then discussed the possibility of his appointing an ad hoc committee to review the HM HOA bylaws in general, and the details about the functions and administration of Standing Committees in particular. The members wanted to refresh their memories of the details in the bylaw so each committed to reviewing them in advance of a further discussion at a subsequent meeting.

The meeting adjourned at 4:30 pm.

Respectfully Submitted
Ed McFalls