

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
May 30, 2019

The Board of Directors met at the administration office in the shopping center. Attending were Board members Bob Bronner, Karl Greutz, Rick 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.

Hershey's Mill Director of Grounds Jerred Golden, and HM Landscape Operations Manager Alex Bonnard appeared to discuss the fact that the latest of many consecutive 4-year agreements between HMLD and the villages is expiring and up for renewal. Jerred reminded the Board of the importance of the 4-year cycles because it allows HMLD to commit to equipment upgrades. He also discussed some of the challenges the HMLD has faced included last year record rainfalls and the fact that since the start of the most recent agreement, starting hourly salaries have had to be increased from \$8.50 per hour to \$14.00 per hour as a result of the competition for labor. The benefits of the higher salaries are lower turnover and higher quality applicants. Jerred also spoke to the synergy of the relationship between HMGC, the Landscape Division and the management of Green Hill Sewer operations. While generally using different staffs and very different equipment, there is some cross training and assistance when needed as well as shared use of maintenance and storage facilities. Board members shared some areas where they would like to see better supervision and more timely completion of proposals and execution of the extra work from spring walk-throughs. Board members pointed to the benefits of on site staff seven days a week, senior staff historical knowledge of the community, drainage, etc. and the many extra services the HMLD provides for the Master Association (seasonal plantings at gates and amenities, decorating at Christmas/holiday time, extra tree work, snow plowing, etc.). The Board asked the HMLD leaders to work to have their renewal proposal together in time for the July Master Association meeting.

The Board had received and reviewed proposals from Lyons & Hohl Pavings, Charlestown Paving and Fidelity Contracting. Lyons and Hohl Paving, which has done work for the MA as well as numerous HM villages was low by more than \$100,000 and will allow the contemplated scope of work to be completed for right around \$400,000. The Board authorized awarding L&H the contract based upon the MA's earlier authorization for awarding the scope of work for up to \$410,000.

Ed McFalls reported on the discussions with Weaver Contracting and Berksridge Construction trying to get these previously lower bidders back into the program. Weaver is working on its proposal and Berksridge has stated it is very interested in accomplishing the installation in 2020 but just has too much on their plate in 2019. Berksridge has gained the commitment from West Chester firm Metro Elevator to provide the specified Vertical Express elevator for close to the cost quoted in 2018.

Bob Bronner related a number of issues from the Security meeting earlier in the day with Security Director Marc Fraser. The Dice Corp./IPTelex concept for receiving alarms continues to be studied with the programming of a number of volunteer homeowner alarm panels to send test signals twice day to new numbers furnished by Dice Corp which don't include the suspect 4, 5, 7 or 9. Vector Security proposals for camera installations at the Community Center and Sullivan House were reviewed but tabled until after gauging the effectiveness of the Pool/Rec Center installations. Ed McFalls then reported on a favorable proposal for health insurance from IBC for the MA staff (Security and Dvorak) that actually shows a reduction of 4%. The board voted to approve the renewal of this health insurance program.

Boyd Mackleer reported for the Nominating Committee that five Candidate Information Forms had been received from Bob Bronner, George Earle, Karin Fleming, Kim Morton and Dennis O'Leary. The forms will be included in the packets for the June meeting and the election will be held on July 11th.

The Board reviewed a submitted appeal from a Wood Shop member of the Board's endorsement of the Wood Shop Council's new policy that prohibits the use of open flame devices or the storage of compressed gas in the Wood Shop. The member who is very experienced in the use of an acetylene torch has wanted permission to use one in the Wood Shop to fabricate or work on jewelry. While acknowledging her skills and experience, the Board felt it appropriate to uphold its earlier conclusion to endorse the Wood Shop Council's policy in the interest of safety.

In other business, the BOD:

- Received report from managing agent that new pool storage shed (to free up the warming room for meetings during the summer) was ordered and should be delivered next week;
- Pondered again 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 and will discuss with with MA members at their coming meeting;
- Authorized ordering 15 additional new benches to replace the remaining 8 with warped boards and concrete ends around the community as well as provide a pair for bocce area and supplement some other locations;
- Discussed again the discrepancies between the HM HOA bylaws and the current operations of some Standing Committees suggesting that at this year's Finance Committee meetings with Amenity chairs the bylaws sections on Committees be shared with the chairs with some discussion of moving toward operating within the bylaws;
- Noted the community line striping is underway with stop blocks, crossings and parking spots completed with center double yellow and edge long white lines remaining;
- The newest stretch of walking trail from Hershey's Drive to the Gardens was paved in the last couple of days and noted a barrier will be needed at the area by the SH parking lots where steep drop off exists from walkway to Chandler Drive;
- The Tennis Pavilion floor and Pickleball flagstone walkoff are being installed this week;
- Discussed communications in light of the upset caused by HMSG stapling flyers at mailbox clusters (they won't do this again), but consensus was to continue to work with sending e-mails through village presidents or communicators;
- Discussed the need for cross training on the Community Center HVAC control program;

- Discussed asking the Wood Shop leadership if they wanted to make themselves available for modest wood repair or other projects at a fair price to assist them in raising money to pay down their loan from the MA;
- Reviewed Karl Greutz' suggestion for forming a 501 (c) 3 HM Audubon Club to receive donations and accomplish various flora and fauna improvements around HM; and
- Discussed a smooth opening for the Pool over Memorial Day weekend.

The monthly FYI reports from the Finance Committee, Bus Activities and Security reports were reviewed and discussed.

The meeting adjourned at 4:25 pm.

Respectfully Submitted
Ed McFalls