

# ***Hershey's Mill Homeowners Association***

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## **DRAFT – FINAL MA APPROVAL PENDING**

Minutes of the Monthly Master Association Meeting

June 6, 2019

Attendees: R. Vaughn (A); Linda Browning (B); K. Fleming (C); Bill McKinney (D); D. O'Leary (E); J. Keeley (F); K. Grentz (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); J. Hlis (R); G. Mangos (S); B. Mertz (T); J. Bradley (U); B. Bove (V); B. Cotner (W); (Y); B. Bronner ; (Z) and E. McFalls.

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

The minutes of the May 2, 2019 Master Association meeting were approved as submitted.

Security Director Marc Fraser appeared at the meeting for the purpose of updating the members on the Dice/IP Telex approach to alarm monitoring. He spoke to the testing process and how well that has gone generally. He reported that with Verizon ending support for and use of its copper phone system, it is more important for HM to move to Dice take over the monitoring of the alarms. Marc reported that some of the Caddx Ranger 8600 panels have continued to experience some testing issues at about the same rate as under Security's current system. One of the NX6 panels tested experienced a communication issue. An improvement to our alarm process would be to program alarm panels with Contact ID communication and utilizing a toll-free number for panels to send alarm signals because Verizon does not "reroute" toll free calls through other lines in their system. Once we move to Dice, they will be able to provide a much better monitoring and troubleshooting of communication issues. Asked which would be the best new panel to purchase, Marc responded with the DSC Neo panel. Marc will have an 800 toll-free number for villages to direct alarm technicians to re-program panels whenever any work needs to be accomplished. On motion made and seconded, the members voted unanimously to approve contracting with Dice before June 30<sup>th</sup> for the migration of alarm monitoring.

Ed McFalls reported on the status of the elevator bidding process. Weaver Construction has submitted a new bid (\$316,680), Berksridge has stated that they would like to do the installation in 2020 and believe they can obtain a Vertical Express elevator at close to 2018 pricing and another firm (R.C. Legnini in Malvern) expects to submit a bid by June 21<sup>st</sup>.

Boyd Mackleer then reported on the Nominating Committee and the process leading to the July election. Three positions are up for election this year. Five members have submitted Candidate Information Forms for the election on July 11<sup>th</sup>. They are: Bob Bronner, George Earle, Karin Fleming, Kim Morton and Dennis O'Leary. Judy Bradley and Karl Grentz will assist the managing agent in ballot tabulation at the election.

Ed McFalls reported that Sunoco Logistics has pulled the 16” pipe up from Paoli Pike to Quaker Village, but then pulled the drill off to another site rather than getting the 20” bore hole drilled. They continue behind the firehouse up by 202 drilling toward Wellington. They have experienced several “inadvertent returns” where the water and bentonite clay mixture used to lubricate the drill bit follows a fissure in the rock to the surface resulting in a need for cleanup and grouting of the fissure before drilling can resume.

Boyd Mackleer reported that with the help of a gentleman from Alberta, Canada the MA received from the FDIC an additional \$1000 in interest from a CD once held in NetBank (an internet-based bank that failed in 2008).

Under New Business:

1. A question was raised on Comcast and Verizon boxes – the Township can help with having Comcast come out and straighten or close and secure open boxes. The Kanes are still pursuing having Verizon remove their copper cable system pedestals (or allow HM to do so), but are awaiting the final abandonment by Verizon of its copper system on June 30<sup>th</sup>;
2. Jack Keeley reported on the Open Community in May. There were 57 packets given out, but the Realtors involved noted that those participating were very interested. Also, a number of repeat visitors simply picked up the list of homes to be open that day and were on their way to tour open houses. The next Open Community Day will be October 20<sup>th</sup>.

There being no additional business the meeting was adjourned at 3:55 pm. The next meeting will be conducted on Thursday, July 11, 2019 (one week later than normal due to Independence Day holiday) at 3:00 pm in the Ardmore Room at the Community Center.

Respectfully submitted,

Ed McFalls  
Secretary Pro Tem