

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
June 27, 2019

The Board of Directors met at the administration office in the shopping center. Attending were Board members Bob Bronner, Karl Greutz, 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 discussed the procedures for the Board election at the MA meeting on July 11th. As in the past, candidates will be permitted 5 minutes to address the meeting before the voting. The managing agent will prepare written ballots. At least one village president has requested to submit a written ballot in advance (this is permitted in the bylaws if approved by the Board) and this will be permitted. Ed McFalls, Karl Greutz and Judy Bradley will then count the ballots, and the result will be announced as the last order of business at the meeting.

The Board planned its schedule for summer meetings and early fall meetings of the MA. The Board will meet Mondays August 12th and 26th. The MA is scheduled for July 11th, will take its normal month of August off, meet Thursday, Sept 12th (rather than Labor Day week) and then on October 3rd. The new Board will then determine meeting days/times other than these mentioned.

The Board then again discussed the bylaws and the specified oversight of Standing Committees including those of the various amenities and again reiterated its plan to begin exercising its responsibility to name the members and leadership of committees (obviously with input from existing committee members and amenity users) going forward.

The Community Center elevator situation was discussed. The latest new proposal from a Malvern based company was disappointingly over \$400,000. The Board reviewed the current status where Weaver Construction is the lowest of four proposals received at \$317,000. Discussions will be held with Weaver to see if the cost can be reduced.

Bob Bronner reported that agreements with Dice/IPTelX for alarm monitoring were being finalized for initiation in July. Those villages with some CADDX Ranger 8600 and 8600E panels continue discussions with Security Director Marc Fraser regarding alternatives for addressing reliability.

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 delivered and in place;
- Vector Security proposals for surveillance cameras at the CC and SH were again reviewed and the Board approved proceeding with the installation at the Community Center, but tabled moving forward with the SH (which already has its own system);

- Several matters regarding the relationship of pool users and the use of the Cove were discussed and the managing agent was asked to discuss these with pool reps;
- 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 – further discussions needed with brokers to ascertain possibilities and requirements;
- Learned the 15 new benches were delivered, but needed assembly and placement;
- Noted the Insurance Committee met with Kevin Snakard of Lindsay Insurance to begin the discussion of the October 1st renewal; and
- Reviewed Karl Grentz’ suggestion for forming a 501 (c) 3 HM Audubon Club to receive donations and accomplish various flora and fauna improvements around HM, but concluded we could probably work within existing parameters of the HM HOA and HMGC while still accepting additional donations (to HM Audubon Club) from those so inclined.

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

The meeting adjourned at 4:40 pm.

Respectfully Submitted
Ed McFalls