

***Board of Directors***  
***of the***  
***Hershey's Mill Homeowners Association***  
**1389 East Boot Road \* West Chester, Pennsylvania 19380 - 5988**  
**Minutes of Meeting**  
**January 6, 2020**

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

Amos Lantz of Weaver Construction appeared to meet the Board and deliver samples of certain elevator finishes that remain to be selected. Samples for ceiling & lights, side wall laminate and in-elevator carpet had previously been discussed. Samples for restroom plumbing fixtures, VCT, tile, doors and hardware were delivered in person by Amos. A pre-project meeting is scheduled for January 14<sup>th</sup> to discuss schedule and impact on building use during certain phases of the work.

The Board then reviewed updated revisions to Master Plan A and Plan B of the recreation areas submitted by Tom Comitta Associates and discussed feedback from the HMSG members and some thoughts and considerations from Board members. The draft sketches will be shared with the MA members as a status report and to garner any feedback, as well as submitted to the HMSG to funnel their further thoughts back through their chairperson.

Karl provided an update on some of the activities of the Technology Committee and its subcommittees. Some concern has been expressed about the use of resident data base for e-mail distribution via the Active Campaign software as well as a question of who should be the primary repository of this data base. Another concern about the high demand for Community Center utilization by the Technology Committee – particularly for many requested sessions with PECO for scheduling free home inspections – was discussed by the Board. Appropriate protocols will be sought and then reviewed with all involved.

Several matters related to the Hershey's Mill Sports Group were discussed. The final bylaws for the HMSG had been reviewed by the Document Review Committee and then reviewed by the HMSG at a December meeting. This final version will now be reviewed by the Board. An important aspect of the discussion was that the Board was no longer willing to permit the HMSG to grant unfettered use of HM tennis courts (or any other sports venue) to non-resident or non-homeowner persons from outside Hershey's Mill. This also led to a discussion of how to control daily guests at the various sports venues.

Security Chief Marc Fraser's Memorandum sent out to all village presidents regarding new alarm panel connection issues was discussed at some length. Marc has been invited to attend Thursday's MA Meeting in order to discuss the memo and field questions from members in attendance.

In other business, the BOD:

- Discussed the need for Static IP Addresses for the camera systems in the CC, SH and WS and the need for service apart from the FIOS comped wifi services provided under our contract and voted to accept a proposal for new services from FIOS at about \$99 per month /servicewith a total shared installation fee of \$49.
- Reviewed the Draft 2018 Audit submitted by Victor Orlando, CPA and voted to accept the recommendation of the Finance Committee to accept the Audit as presented.
- Reviewed changes to the HM HOA bylaws passed by the Board with respect to Board consent to annual appointments of chairs of Standing Committees and will submit same to the MA meeting for any comment this month.
- The Document Review Committee is about to take up a review of the Wood Shop bylaws.
- Reviewed the status of miscellaneous proposals that have not yet been fully researched.
- Heard a report of the Wood Shop's plan to replace its 20 year old 10" table saw along with its request that one half of the net cost (after sale of existing table saw) be considered a credit against the Wood Shop's outstanding loan balance with the Master Association. The Board voted to endorse allowing the credit.

The monthly FYI report from the Finance Committe was reviewed and discussed. It is hoped Security and Bus Activities reports will be available for the MA meeting.

The meeting adjourned at 4:40 pm.

Respectfully Submitted  
Ed McFalls