

Hershey's Mill Homeowners Association

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DRAFT – FINAL MA APPROVAL PENDING

Minutes of the Monthly Master Association Meeting

January 9, 2020

Attendees: Kirk Leighton (A); B. Mangos (B); K. Fleming (C); B. McKinney (D); D. O'Leary (E); J. Keeley (F); K. Greutz (G); R. Rasmussen (H/L/N); B. Mackleer (I); K. Morton (J); T. Cassidy (K); M.E. Pernice (M); B. Milano (O); D. Szelove (P); R. Kane (Q); J. Hlis (R); P. Dentone (S); (T); D. Thompson (U); D. Wright (V); (W); G. Earle (Y); B. Bronner ; (Z) and E. McFalls.

The President Karl Greutz called the meeting to order at 3:00 pm.

The minutes of the November 7, 2019 Master Association meeting were approved as submitted.

Ed McFalls provided a brief report on the pending start of the elevator project. There is a pre-construction meeting scheduled for next week with the project scheduled to begin on January 23rd and expected to last three months until April 23rd. The contractor has been making submittals of information to he and George Earle for details associated with the elevator. Members asked a number of questions about the effort.

Marc Fraser, the Chief of HM Security was present to discuss his Memorandum on New Alarm Communication Issues which had been circulated to all the members about a week before. Marc reviewed the successful transition to the DICE Corporation for alarm communication. He then gave a brief synopsis of the recent discovery that once again an apparent change in the Verizon FIOS system was causing communication issues for numerous alarms in HM. The Protection Bureau advised him that an 800 number furnished by DICE had solved similar issues they had experienced. Marc had some HM alarms programmed with the 800 number DICE provided for HM and found that solved most of the recent communication issues. Marc's memo sought to explain the various fixes recommended for each panel type throughout HM. Marc also reported that NX panels manufacturer has gone out of business and there will not be a way to support those in the future. They are still viable panels, but just won't be supported with new parts in the future.

A member asked if the re-programming effort should be negotiated on a community-wide basis rather than village by village? Marc described the process of full testing vs. just re-programming. He noted the existing contractors are billing on an hourly basis. They are willing to add some techs to hasten the ability to accommodate the large number of homes to be re-programmed.

Karl reported that the Board of Directors had suggested a change in the HM HOA Bylaws which simply sought to have the Board as a whole participate with the president in naming the chairs of the various Standing Committees and other committees of the Master Association. Asked if there were any objections, no Members expressed any concern about the Board's affected amendments. Boyd Mackleer then reported that the Document Review Committee will be taking up the Wood Shop's

bylaws next, and then creating a document for the Community Center Committee and then reviewing the Library's bylaws.

Ed McFalls reported on the status of the Sunoco drilling along Boot Road. Sunoco advises him that they would be starting the drilling for the 20" line from Quaker Village up the shopping center sometime this week. There was an article in both the Philadelphia Inquirer and the Daily Local on Saturday that indicated DEP and Energy Transfer had come to agreement on a fine for an issue on a separate pipeline in western Pennsylvania that will unlock DEP's final review of the remaining drilling sites. Public comment periods were extended until later in January, but this should also lead to work on the line from Quaker down to Paoli Pike. Ed also noted that FERC has granted permits for the Adelpia transition.

Under New Business:

Bob Bronner discussed the Board's process in meeting with Tom Comitta and the genesis of the Plans A and B that had been included in the members' meeting packets. He indicated this is a preliminary status report on the progress of the planning process. Bob described some of the thinking that went into the input provided to Tom Comitta to get to this point. He invited members to review and offer any comments on the plans. Ed indicated he could send electronic copies of the plans to all members to share with residents for feedback.

An issue was raised by Princeton Village about residents grilling on wood decks. The agenda included language in most villages' original Rules about grilling, guidelines that our current insurance carrier offers for use of grills and standard published in the International Fire Code adopted by East Goshen Township. Doug Sizelove explained that a resident installing a propane tank for cooking, fireplace and grill lead to the township inspector commenting on the grill on the deck. It was reiterated that this was an issue for each village to manage through its rules.

Bob Milano showed a carpenter bee trap that the Wood Shop can make for villages.

Karl referenced the PECO energy audits that are available for Free. PECO will provide a run through for the Master Association on January 20th (sic, it will be January 22nd) in the Main Hall of the Community Center. Don Thompson reported on Smart 911 which allows you to register your cell phone with EMS so they know to which home a phone is registered. You can sign up on line with CC EMS, and there is a plan to schedule a seminar at Hershey's Mill for this purpose.

Kim Morton asked about the use of the e-mail system for distribution of promotional information for commercial enterprises. Some do not want any business solicitations. After some discussion, it was decided to put it on the agenda next month for further consideration.

Tom Cassidy indicated that speeding at Mill and Kennett Way is very severe. Ed will seek to have the electronic speed sign moved to the area for a period of time.

There being no additional business the meeting was adjourned at 4:10 pm. The next meeting will be conducted on Thursday, February 6, 2020 at 3:00 pm in the Ardmore Room at the Community Center.

Respectfully submitted,
Ed McFalls
Secretary Pro Tem