

***Board of Directors***  
***of the***  
***Hershey's Mill Homeowners Association***  
**1389 East Boot Road \* West Chester, Pennsylvania 19380 - 5988**  
**Minutes of Meeting**  
**January 30, 2020**

The Board of Directors met at the administration office in the shopping center. Attending were Board members 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.

George and Ed updated the Board on recent developments associated with the elevator in the Community Center. The first challenge is a wider than anticipated concrete footing under an existing block wall. The footing extends 16" beyond the existing block which blocks some of elevator pit design requirements. Also, the material to be excavated is proving to be mostly rock. This will likely result in a modest upcharge for extra excavation. The second issue is that the most recent Kencor Elevator plan shows a previously undisclosed Power Unit that consumes a space 2' deep by 4' wide in the closet to the left of the elevator on the upper level – which was originally built and intended for Ping Pong table storage. Amos Lantz of Weaver Construction sent over a plan of a Machine Room Less design from Kencor Elevator just before the meeting which appeared to address the problem, but the Board needs to be assured this proposal is just as good. (Note: on Friday 1/31 it was confirmed the Machine Room Less design is what we contracted for and a new design person at Kencor had simply sought a simpler approach),

The Board then discussed the various preliminary master plans prepared by Tom Comitta for consideration as well as additional plans and narrative information submitted by John DeVol and Jack Hamilton on behalf of the Sports Group. There are varying opinions of what should be done. How much change should be considered? The Board will continue to study and seek further input into what is desired and what will be supported.

Karl provided an update on some of the activities of the Technology Committee and its subcommittees. The Active Campaign e-mail program is still being fully developed. Specific groups developed so far include the entire community, each village separately, all village councils, and the presidents. Separate groups for the various HMSG activities are being developed. The Board appreciates the Kanes' efforts in assembling these many "email groups." The Technology Committee has also arranged for any HM residents signing up to have a home energy audit conducted free of charge with various improvements also offered free of charge.

Dennis and Boyd reported for the Document Review Committee (the "DRC") that they continue their review of the various Standing Committees' bylaws and or rules. The DRC has drafted an amendment to the HM HOA Bylaws to codify what has long been a policy of the Master Association that Standing Committees may make individual expenditures from their particular funds up to a threshold of \$1,000 beyond which they need Board approval and if a desired expenditure exceeds \$25,000, then the full Master Association needs to approve.

The Board conducted a long discussion on the village alarm situation. The days when existing alarm panels communicated tests and alarms reliably over analog copper phone lines are gone. The challenge that village alarm panels do not reliably communicate signals via voice over internet protocol (VOIP) has been vexing some villages since September 2018. The Security Department has maintained that the best solution to the

situation is for villages or home owners to acquire cellular communicators, but this comes at both an up front cost as well as an on-going monthly expense. The Security Department has offered some ways to improve the communication between village panels and Security's new alarm management system utilizing the DICE Corporation to receive alarms and re-transmit them back to Security instantaneously with the most promising being reprogramming village alarms to communicate signals via an 800 telephone number that apparently follows a more direct route to its destination than regular phone numbers. Security recommends this reprogramming be accomplished in association with what should be routine annual cleaning, maintenance and testing of alarm systems.

The Board also discussed other Security related issues of speeding on Chandler Drive and issues associated with GPS systems directing visitors and delivery companies to whatever gate is closest to the address entered into the system and the concurrent problems this can cause at the resident access only gates on 352 and from the shopping center. The managing agent is seeking to have County GIS have all GPS systems direct users to the Main Gate.

In other business, the BOD:

- Approved 2 proposals from McGinn Court Surface to provide spring grooming of the Bocce Courts and the Tiger Turf Tennis Courts for \$970 and \$2,292 respectively
- Discussed the need for broader master planning beyond just the recreation area to include addressing other space and amenity needs across the community
- Voted to return the resident data base HMC-TV had previously furnished for developing the Active Campaign communication program
- Voted to add a member to the Pool Committee
- Received a report on the progress of Energy Transfer (Sunoco) in its drilling effort having completed its pilot hole from Quaker to the shopping center for the 2<sup>nd</sup> pipeline and learning DEP has granted approval of the permit for the drilling from Quaker to Paoli Pike
- Authorized the president to execute a memorandum recognizing the existing easement of the Gulf-Interstate pipeline which has been previously recognized by recorded Amendments to the Easement to accommodate HM improvements to the golf club
- Considered a request for additional benches and replacement picnic tables and referred same to Finance Committee for consideration
- Pondered the challenge of having volunteers accomplish significant tasks for the Master Association
- Acknowledged reports from township sources that Boot Road will be repaved from Wilson Dr. through Green Hill Road and re-lined to provide 2 travel lanes from Wilson through Green Hill Road – the traffic light will also be improved to provide left turn signals from Green Hill road onto Boot Road
- The township expects to start work removing trees for the Cornwallis Dr Emergency Access plan this winter

The meeting adjourned at 4:50 pm.

Respectfully Submitted  
Ed McFalls