

Board of Directors
Hershey's Mill Homeowners Association

1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988

Minutes of Monthly Meeting

December 22, 2011

The Board of Directors met at the Wooldridge office in the shopping center. Attending were Board members Harry Staller, Carolyn Eagan, Bob Greco, Joe Bové and Boyd Mackleer. Also present was managing agent Ed McFalls. The meeting was called to order at 2:00 by the president, Harry Staller.

The Board reviewed and discussed a change of BOD administrative positions involving the positions of Secretary and Treasurer. It was proposed that the position of Secretary be occupied by Carolyn Eagan and the position of Treasurer by Joseph Bove.

In addition a reorganization of the Finance Committee was discussed:

As of January 1, 2012 the committee to be comprised of Joseph Ciasullo, President of the Village of Yardley, Chairman, and members Judson Hughes, President of the Village of Vassar and Joseph Bove, President of the Village of Quaker Ridge and Board of Directors member.

On motion made and seconded, the Board voted unanimously to endorse the reorganization of the Finance Committee and the BOD officer changes.

Carolyn Eagan presented a written report prepared by Owner's Rep Norm Ricker regarding the Community Center renovation project. The report will be included in the MA meeting packet for the presidents' information. The Library was packed up on December 20th and the movers are coming on December 27th to move the building's contents to storage. CC Committee Chair Peg Trauger is having the Community Center phone number transferred temporarily to her home so that she can retrieve messages from those seeking to reserve meeting or event space in the new year.

Harry Staller provided follow up information on the Resident Data Survey and the Master Key test program. The data survey was essentially complete with nearly 100% participation. Over 2,000 devices (mostly cards) were deactivated as part of this effort. Also, about 100 homes were found to not be accessible via the Master Keys. Village presidents were advised of which homes in their village were impacted. Presidents need to follow up on this information as the police would be forced to damage front doors in gain access in the event of an emergency at a home where the Master Key did not work.

Joe Bové reported on the preliminary efforts of some folks associated with the various sports groups at Hershey's Mill who are taking a longer term planning look at our recreation/sports facilities.

Barb Mangos joined the meeting to assist in a general conversation about the on-going development of a marketing plan for Hershey's Mill. Joe Bové reviewed developments on the continued distribution of the full color brochures, as well as the dissemination of the narrated DVD tour of Hershey's Mill which is now available on the Hersheysmill.org website as well as on Youtube. Barb reviewed with the Board members some of the features, attributes, limitations and complexities of various types of websites. Search engine optimization was also discussed. Barb has obtained proposals from four prospective website designers. The Board will meet with at least three of them for their own edification on the subject of websites. Meetings will be scheduled for mid-January.

In other business, the Board:

- Reviewed several areas of the community's walking trails which may need attention next spring – these will be bid along with any other paving work in the spring
- Reviewed the Annual Fund Drive solicitation from the Goshen Fire Co., and voted to make a donation of \$600 on behalf of the Master Association

The monthly FYI reports were reviewed.
The meeting adjourned at 4:30 pm.

Respectfully Submitted
Ed McFalls