

Hershey's Mill Homeowners Association

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DRAFT MINUTES OF THE MONTHLY MEETING OF THE HERSHEY'S MILL HOMEOWNERS ASSOCIATION

November 3, 2011

Attendees: Nancy McAdams (A), B. Fitzgerald (B), R. Sadoff (C), P. Burt (D), D. Gross (E), Bobbi Rubenstein (F), J. McCombs (G), J. Schuerger (HLN), B. Mackleer (I), D. Fell (J), B. Kelly (M), John Poling (O), C. Eagan (P), J. Bové (Q), H. Staller (R), P. Erickson (T), B. Greco (U), J. Hughes (V), B. Pfister (W), J. Ciasulo (Y), H. Willis (Z) and Ed McFalls.

The President, Harry Staller, called the meeting to order at 3:00 PM.

Action on the minutes of the October 6, 2011 Meeting was deferred pending review of suggested changes from Jack Schuerger. Making reference to BOD Policy Directive #4 from the October 6th minutes, Jack also asked where the authority was provided for the Board's making such policy directives. While the topic was before the meeting, Harry Staller requested that any member having any questions or comments about BOD Policy Directive #4 please direct such comments to him via e-mail for subsequent consideration by the Board.

Harry Staller then introduced the main topic for the day's agenda – being the issue raised at the October 6th meeting about the merits of considering the addition of an elevator to the Community Center renovation project. Harry reviewed the information which has been made circulated including an October 10, 2011 memorandum from Sam Long (CCTF member and licensed engineer), an October 8, 2011 letter from architect Tom Daley and associated sketches and estimated cost information, a Kencor elevator proposal dated 10/27/11, a report from the CCTF dated 10/10/11 and a memo from the Chair of the Finance Committee dated 10/24/11.

A motion was made and seconded “to consider installing an elevator in the Community Center at this time.” A number of members spoke to the issue with several acknowledging the merits of possibly having an elevator while feeling that the matter had been previously decided against by community consensus to generally keep the current building configuration. A couple of members suggested future consideration of a chair lift instead. After a thorough discussion, 1 member voted for the motion, 19 voted in opposition and 1 abstained.

Joe Bové then reviewed the matter of marketing of Hershey's Mill. A marketing/promotion group has worked to produce a brochure and a DVD as marketing material for Realtors to share with prospective clients, and is now studying the need for a new website focused on enticing potential new residents to consider Hershey's Mill by featuring the reasons for choosing this community – security, adjacent shopping center, amenities and the golf club. The home page would describe what HM is and contain access to a lot of pictures emphasizing the lifestyle here. Another member reiterated the need to provide some form of open house arrangement where prospective residents could drive through to see what a beautiful place this is.

Harry Staller then briefly listed and discussed each of the FYI documents provided under new business as well as the monthly reports. He noted that there was presently no plan for a December business

meeting, but rather just the traditional December luncheon at HMGC. If the need for a meeting arose, this could change. He also briefly discussed a communication many received from the Alphabuyer group. Although his and Carolyn Eagan's names were listed in the letter, neither he nor Carolyn were endorsing their group, but simply making their village residents aware of the alternatives.

Harry Staller returned to the matter of the minutes from the October 6th MA meeting. A member read a proposed revision to the final paragraph on the elevator issue. After a brief discussion, the members present voted to approve the revised minutes from the October 6th meeting.

There being no additional business the meeting was adjourned at 4:10 PM.

Respectfully Submitted,
Ed McFalls
Secretary Pro Tem