

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
August 7, 2014

The Board of Directors met at the administration office in the shopping center. Attending were Board members Bob Greco, Priscilla Burt, Joe Bové, Harry Staller and Boyd Mackleer. Also present was Managing Agent Ed McFalls. The meeting was called to order at 2:00 pm by the President, Bob Greco. Architect Tom Daley was present to provide the BOD with a status report on the Vision Quest feasibility study.

Tom presented board mounted sketches of three (3) options which each endeavored to address most of the requests which have been brought forth during the Vision Quest study meetings including a new pool house, year round sports area restrooms, multi-purpose room, meeting space, admin office, etc. Each option listed advantages and disadvantages of each. The BOD discussed each, offered thoughts and suggestions and requested that Tom produce a fourth (4th) option which would include some elements of each of the existing 3 options arranged in a slightly different format. "Order of magnitude" cost estimates were reviewed for each option which were surprisingly similar in scope.

Priscilla Burt shared the monthly report from the Sullivan House Committee. Among the very thorough report were two requests: 1) approval of a suggested exclusive caterer agreement with Brandywine Caters for non-resident renters of the House; and 2) approval of an initiative to have the Sullivan House listed as an historic resource in East Goshen Township. The BOD was favorably disposed to the proposition of the catering agreement, but had a number of requested clarifying issues to be addressed. The BOD did not see any advantage to Hershey's Mill of an historic designation for the Sullivan House.

The BOD discussed again the concept of studying the possibility of suggesting that the Master Association should consider assuming responsibility for all storm water management facilities within the various villages back to, but not including the gutter drain pipes that receive the runoff from gutters and downspouts. The BOD further reviewed the latest proposal from Kerry A. Uhler & Associates, Inc. for overall mapping of the storm water management facilities in the community, and decided after some discussion to engage Uhler for a portion of the project to gain knowledge on how the final product can be used for scope of issue analysis, reserve studies, maintenance planning, etc. This portion of the project will cost approximately \$3500.

A policy question has been raised regarding the use of the tennis courts, or any other HM amenity for the purpose of giving lessons or instruction in return for a fee. Since the precedent is well established at the Community Center, the BOD voted that anyone (resident or non-resident) using a Hershey's Mill amenity for the purpose of delivering lessons, instruction or the conduct of clinics in return for remuneration should pay ten percent (10%) of any fees collected to either the amenity fund associated with that facility, or in the absence of such, to the Master Association.

Pursuant to the HM Bylaws, at the next BOD meeting following the July election of directors, the BOD should elect officers for the ensuing twelve (12) month period. Therefore, on motion made and seconded, the following officers were elected to serve for the next year:

President	-	Bob Greco
1 st Vice President	-	Boyd Mackleer
2 nd Vice President	-	Harry Staller
Secretary	-	Priscilla Burt
Treasurer	-	Joe Bové

In other business, the BOD:

- Reviewed a landscape request from a Springton resident for clearing of a bordering Master Association area and raised a number of questions for clarification before final consideration;
- Discussed storm water impacts associated with Hershey's Drive;
- Discussed an HMSG request for an electrical outlet for the ball machine at Court #2 which is currently resolved with a better extension cord run over a better route;
- Received evidence of debris from fireworks used on Cornwallis Drive on 7/26 that landed in Devonshire Village and asked Ed to contact the township on this matter;
- Discussed a rule, originally propagated in most villages, about not allowing unlicensed vehicles to be stored or operated on village land, and asked the managing agent to draft a similar rule for the BOD's consideration for Master Association property;
- Heard a report from Ed about the Insurance Committee's efforts on the renewal of the various insurance policies for the villages, MA and GHSA;
- Discussed the upcoming budget development process;
- Reviewed East Goshen Township's latest memorandum on smoke/fire alarms; and
- Discussed the effort to obtain proposals to refurbish the oval signs at all entrances to the community.

The monthly FYI reports were reviewed and discussed.

The meeting adjourned at 5:30 pm.

Respectfully Submitted
Ed McFalls