

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
August 27, 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 1:00 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 Daley briefly reviewed the discussions from the previous month and then shared an Option #4 concept for a master plan in which he endeavored to address the BOD's input from the previous meeting on August 7th. This option contemplates a number of components which could be developed in a series of phases to be determined by the full Master Association. The components include (in no particular priority order):

1. A re-built Pool House essentially within the general footprint of the existing building, but fully reconfigured to provide additional space in accordance with the program requests. There is also some additional space developed for storage and pool office space.
2. A new "events building" with divisible multi-purpose space, kitchen facilities, meeting rooms, office and storage.
3. 30 to 50 additional parking spaces
4. An elevator for the Community Center

Tom will refine this master plan option for presentation to the MA at its October meeting along with the some review of the other options that were considered. Information will then be disseminated in the community for input and feedback from councils and residents.

Ed McFalls then reviewed a first draft of a 2015 budget for the Master Association that had been reviewed by the Finance Committee at its meeting earlier in the week. Further information on such issues as insurance, utilities, etc. will be gathered in coming weeks for final preparation of a draft for the MA's consideration and action at its October meeting. Both the FC and the BOD are endeavoring to hold the assessment at \$141.33 per house per month for another year.

Harry Staller then discussed a number of Security related matters with the BOD. Both East Gate gate mechanisms have been replaced and one of the North Gate mechanisms also needs to be replaced. The others will be reviewed to see if it makes sense to get a price savings by replacing most or all at one time. There is a need to replace the two Gate Entry Phone devices at the Main and North gates. Marc Fraser had reviewed several proposals and furnished two options. After review, the BOD voted to have Vector Security Systems furnish and install two Linear Gate Entry systems for \$5040 each. These funds are available in the Reserves as the existing devices are already a year beyond their anticipated reserve cycle (10 years). As the curbing around the East Gate area is crumbling, the managing agent was requested to obtain proposals for both replacing curbing in kind, and also re-looking at a 10 year old plan to develop a turnaround at the East Gate.

Priscilla Burt shared the monthly report from the Sullivan House Committee. Among other issues, the important topic for this month was to review the revised agreement with Brandywine Caterers for non-resident use of the House. After discussion, the BOD voted unanimously to approve the revised agreement.

In other business, the BOD:

- Approved the landscape request from a Springton resident having received clarification of MA role in the effort;
- Discussed the schedule for Uhler's partial study program of storm water management facilities;
- Reviewed a follow-up request from HLN for consideration of a storm water management facility issue previously deemed to be a Lincoln issue and re-confirmed its opinion that it is a Lincoln Village issue;
- Noted the completion of the road striping of main roads, and heard the schedule for painting stop blocks, cart crossings and speed bumps (mid-Sept.)
- Reviewed a final version of the township's regulations regarding fire alarms;
- Discussed Ed's meetings with sign companies to review the entrance and perimeter oval signage;
- Heard an update about the Insurance Committee's efforts on the renewal of the various insurance policies for the villages, MA and GHSA.

The monthly FYI reports were reviewed and discussed.

The meeting adjourned at 4:00 pm.

Respectfully Submitted
Ed McFalls