

Hershey's Mill Homeowners Association

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DRAFT – FINAL MA APPROVAL PENDING

Minutes of the Monthly Master Association Meeting

June 5, 2014

Attendees: P. Termine (A); B. Fitzgerald (B); K. Fleming (C); P. Burt (D); Leo Chessock (E); J. Keely (F); J. McCombs (G); J. Schuerger (H/L/N); B. Mackleer (I); Tom Dubois (K); A. Ruth (M); B. Grace (O); E. Laufenberg (P); J. Bové (Q); H. Staller (R); G. Gannon (S); Eric Erickson (T); F. Simone (V); B. Cotner (W); Rex Cassell (Y); B. Bronner; (Z) and E. McFalls. Also present for a discussion on Vision Quest issues was architect Tom Daley.

Vice President Boyd Mackleer called the meeting to order at 3:00 PM. Boyd asked for a moment of silence in remembrance of the 70th anniversary of the D-Day Allied invasion of occupied Europe. Alternate representatives were then asked to introduce themselves.

The minutes of the May 1, 2014 Master Association meeting were reviewed. Pete Termine requested that the minutes be amended to record Ashton's negative vote on the Capital Improvement Fee. The minutes were then approved as amended.

Bob Bronner, the new Chair of the Finance Committee gave a brief report regarding the re-organization of the committee and listed the criteria for consideration: members must be a village president, represent the ability to attend 10 of 12 meetings through the year, and the fact that no substitutes are allowed. Leo Chessock has been added to the committee, and Bob is still in process of identifying a third member of the Committee.

Architect Tom Daley then made a report regarding his initial Vision Quest meetings with chairpersons of some of the user groups. There was a status report included in the MA meeting packets previously distributed. The first task of the feasibility study was to develop a space needs report from various user groups listing spaces that are not currently addressed at the Community Center, Sullivan House, Pool House or any other facility at Hershey's Mill. Tom provided a general review of the needs as identified through these meetings.

Harry commented that the BOD had promised that MA members would receive regular and timely reports as information is developed. Today was the first such opportunity to provide a report and obtain feedback from the members. He emphasized that there would be a number of opportunities to provide feedback on the topics included in the status report. He asked that members send e-mail questions and comments to Ed McFalls sometime in the next two weeks for assembly into a singular document of reactions to the material presented.

Members present then asked a number of pertinent questions about the study and the concepts being considered as follows:

Q: elaborate on aerobics room . A: a fitness room with machines, weights, etc. – not a YMCA or ACAC type fitness area.

Q: do you anticipate a two story pool house recreation center? A: there are no pre-conceived notions of what might be developed. Those concepts will be developed later after feedback is received and square footage needs are accumulated, etc.

Q: a new multipurpose room of 2800 sf is 1600 sf larger than the current Main Hall in the Community Center, why is such footage needed? – A: it's the difference between accommodating about 80 people vs. trying to accommodate about 200. Many larger events that request accommodation in the CC are turned away due to lack of space.

Q: So you plan to have both spaces? A: That is yet to be determined. A larger space could free up the space in the CC for other purposes.

Q: How many times a year does anyone want to have an event to accommodate 200? A: not specifically known because they can't be accommodated.

Comment: Was part of a 55+ community of similar size in Florida with such a ballroom space, and it was used constantly for many events. There was also a fitness center with lap pool, multiple machines, etc.

Q: Where would this large room be? A: we don't know....we don't even know if it will be included in the design process or not. These conclusions will be discussed and arrived at over time.

Q: Are there any Township requirements on how many parking spaces we may need? A: Yes there are – they are based on square footage and/or number of seats in the rooms provided.

Q: If it was determined that there was a need for weddings, could these be held at the club? A: Yes, and they are, but numerous requests are still made of the CC and SH offices.

Comment: a concert hall type of auditorium would be very elaborate and expensive. It also makes no sense to build a large fitness center with 3 such commercial centers located nearby. I can see the need for a large meeting space however.

Q: What would be the required square footage of just replacing the pool house? A: perhaps 2000 sf or slightly more.

Q: might that space be in a 2 story building? A: could be, but this is yet to be considered.

Q: reflecting on discussions over the last 10 years, what spaces/land might be available to accommodate all of these improvements including associated parking? If there is no such space, why even think about it. A: an existing conditions plan was shown, and there are some good spaces available – the grass games area, area adjacent to the Sullivan House, the pool house area for a replacement. There is land, and it will take some study and eventually some value judgments regarding what can be accommodated.

Q: Do any plans contemplate moving the pool? A: that's not a starting point of consideration.

Q: Shouldn't we know where each proposed item might be accommodated before we go very far?

A: There may not be enough space for all that is being requested, so we may have to make value judgments. MA Members, council members and residents are all welcomed to submit feedback on the concepts.

Q: When will cost estimates be offered? A: It's premature to provide estimates now. We're not to that point yet. Some initial judgments should be made before real planning goes into these ideas.

Comment: It's easy to like ideas on paper without costs associated with them. It's also easy not to like an item with a high price tag. A simple large room is one thing – an auditorium for performances is much more expensive. Response: do not think anyone is looking for a theatre, but just a larger space to accommodate larger uses.

Comment: we will be limited by available, usable land. There is a desire to maintain open space as one of the attractions to Hershey's Mill. We need to know what land is available to plan and how much square footage might be accommodated.

Comment: When original presentation on Vision Quest items was made, it was a much more limited scope of concepts. When did pickleball and some of these more elaborate ideas get added? Response: the purpose of the study has been intentionally broad with the knowledge that value judgments will have to be made. We had to start with perceived needs by the user groups, but this will be limited by space and funds available for the projects.

Comment: We will need to set priorities of what should be accommodated first, or even accommodated at all.

Q: were walking trails not originally part of Vision Quest? A: they were separate.

The Board urged members, councils and residents to get their reactions, input and feedback to Ed McFalls during the next few weeks in order to be discussed at the next meeting. Later input will be welcomed as well, but just won't be included in the next conversation.

Ed McFalls then provided an update on the Insurance Committee's efforts to market the insurance program for all of Hershey's Mill in advance of the October 1st renewal. Bill O'Brien – IC Chair – has made a major initiative to involve a large broker which might have greater clout with major insurance carriers. The existing brokers are also planning to reach out to several insurance carriers.

Harry Staller then reported on the Security Department's initial efforts in re-initiating traffic enforcement in Hershey's Mill. He distributed a report from Marc Fraser that indicated both a need for such an effort and a very positive response from the residents who noticed Marc's efforts.

Ed reported on the Board's actions in renewing the MA's medical insurance program for its staff in consideration of the Affordable Care Act. In order to control the cost to the association, the Board adopted a plan with higher deductibles and co-pays and voted to pass along additional cost to the staff members covered by the plan.

Priscilla Burt then reported briefly on the Sullivan House Committee status report that had been included in the packets. The Committee has obviously been very busy making the community aware of the facility and its possible uses. Various committees and village councils are planning to hold their meetings at the Sullivan House. The Committee will meet with the Board again in June with a further update on their progress toward increasing its usefulness. It was suggested that Tom Daley think about an addition to the Sullivan House as part of the feasibility study.

Priscilla reported that two candidate information forms had been received by the Nominating Committee from the incumbents whose positions are up for election on the Board – Joe Bové and Boyd Mackleer. The election is conducted at the July MA meeting.

A member asked whether the grass around the lagoon could be mowed on a weekly basis like other lawn areas around Hershey's Mill. Ed commented that the landscape company is looking at the added cost associated with such an effort and will provide a proposal for the Board's consideration. He also commented that organic material that had upwelled from the lagoon bottom when temperatures rose quickly in recent weeks was skimmed off by tank truck on Wednesday since it had not yet returned to the bottom as usually occurs when temperatures stabilize.

Under new business, Priscilla reported that there was a deck being replaced in Devonshire Village and she was pleased to see that the Township contacted the village to make sure that the village council had approved the replacement. However, others commented that the Township was enforcing some code upgrades for such improvements like added pillar supports adjacent to the house rather than allowing support fastened to the house's foundation. There also remains a continuing misunderstanding between the Township and the villages regarding alarm system requirements at the times of either the re-sale of homes or the replacement of systems. Further clarification is needed.

There being no additional business the meeting was adjourned at 4:25 pm. The next meeting will be conducted on Thursday, **July 10**, 2014 at 3:00 pm (Note this is a week later than normal because of the Independence holiday).

Respectfully Submitted,

Ed McFalls
Secretary Pro Tem