

Hershey's Mill Homeowners Association

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DRAFT – FINAL MA APPROVAL PENDING

Minutes of the Monthly Master Association Meeting

January 8, 2015

Attendees: R. Vaughn (A); Jon Ford (B); K. Fleming (C); P. Burt (D); L. Chessock (E); J. Keeley (F); B. Glinski (G); J. Schuerger (H/L/N); B. Mackleer (I); D. Fell (J); R. Herschel (K); Don Yonkunas (M); B. Grace (O); E. Laufenberg (P); J. Bové (Q); Jim Bellas (R); G. Gannon (S); P. Erickson (T); B. Greco (U); B. Bove (V); B. Cotner (W); G. Earle (Y); B. Bronner; (Z) and E. McFalls.

President Bob Greco called the meeting to order at 3:00 PM. He asked new members and alternates to introduce themselves. On a call for the approval of the minutes of the December 4th MA meeting, Jack Schuerger and George Earle requested that phrases describing the nature of the alternate proposal for the pool house be deleted as not being accurate, and Ron Vaughn from Ashton requested that his negative vote on the Pool House motion be recorded as such. As thus amended, the minutes of the December 4, 2014 Master Association meeting were approved.

Bob Greco recognized the recent resignation of long term Board member Harry Staller, and expressed the collective gratitude of the entire Master Association for Harry's twelve plus (12+) years of service to the MA. A Motion to express appreciation to Harry for his service was made, seconded and unanimously passed by the assembled members.

Ed McFalls showed the sign sample that had been submitted by Elmark Graphics and explained the various options that had been considered by both the Board and the Finance Committee for replacing the signs at all the gates and the wall at the corner of Boot and Green Hill Roads. On motion made and seconded, the members voted unanimously to endorse the FC and BOD recommendations for burgundy metal oval signs, with gold leaf lettering and a new "mill" logo in the center.

Bob Greco then spoke to the proposal from Uhler Associates for the full study of the stormwater management facilities. The Board had already approved the first phase of GPS locating of all inlets and endwall discharges throughout the community, and Bob explained the value of obtaining the full assessment of pipe materials, lengths and conditions. On motion made and seconded, all members voted in favor of proceeding with the full study as outlined in the proposal.

Bob then initiated the discussion of the Pool House Design Guidance document. He noted the guidance that was published and sent out to all presidents in December was included in the meeting packet. All the input received by those submitting same was also included as an addendum to the meeting packet. Members then conducted a lengthy round table discussion of the need for, or the merits of including a fitness center or exercise room in the Pool House planning process. Several members had conducted surveys within their villages with mixed results, however even the proponents seemed to feel a future facility in another building would probably be a better idea.

After much discussion a motion was made and seconded that the MA not consider an exercise room at the Pool House. The motion carried unanimously.

So, with the line in the Design Guidance draft about consideration of an exercise room struck out, the remainder of the draft was further discussed. The Question was called and 20 voted in favor with 2 voting against the amended Pool House Design Guidance document as the direction to be given to the architect. As part of remaining discussion a motion was made, seconded and passed with 16 favorable votes to include George Earle on the committee to oversee the schematic design work with architect.

Ed McFalls reported that Berks Ridge Construction is still studying and obtaining sub-contractor bids for the possible installation of an elevator for the Community Center.

The Sullivan House Powder Room floor was discussed. Priscilla indicated she had some questions for the Committee. George asked for them. Questions were: What monies are being raised by the Committee? Is this project considered a top priority? Will the SH Committee participate in the cost? What funds are available now? After discussion of answers, a motion was made, seconded and unanimously passed to have the MA pay the full cost of raising the powder room floor.

A question was raised about the local helicopter flight issue. Ed reported that the townships have no jurisdiction, but two of the supervisors indicated that FAA regulations set a minimum of 1000 feet altitude over congested area. George Earle will draft a letter asking for the helicopter company's cooperation in not flying low over Hershey's Mill.

There being no additional business the meeting was adjourned at 4:25 pm. The next meeting will be conducted on Thursday, February 5, 2015 at 3:00 pm.

Respectfully Submitted,

Ed McFalls
Secretary Pro Tem