

***Board of Directors***  
***of the***  
***Hershey's Mill Homeowners Association***  
**1389 East Boot Road \* West Chester, Pennsylvania 19380 - 5988**  
**Minutes of Meeting**  
**February 26, 2015**

The Board of Directors met at the administration office in the shopping center. Attending were Board members Bob Greco, Priscilla Burt, Joe Bové, Boyd Mackleer and Rick Herschel. Also present was Managing Agent Ed McFalls. The meeting was called to order at 2:00 pm by the President, Bob Greco.

The Board discussed various issues associated with Vision Quest. Boyd Mackleer reported on the Pool House Design Committee's meeting with the architect. Four options were reviewed with pros and cons of each being thoroughly discussed. Tom Daley will refine and narrow the options down to two based upon the feedback from the meeting and several absolutes that the Committee identified. Rick Herschel, as Chair of the Vision Quest effort, will suggest a list of criteria by which the final options should be reviewed. The next meeting is April 1<sup>st</sup>. Ed then reported on some preliminary information from the engineer about the walking trail section being considered from the East Gate up to Inverness. There are significant physical obstacles on each side of Chandler Drive that will make this particular stretch more expensive than some of the other areas to be considered in the future. He will continue to work with the engineer and other resources to refine the design and estimated costs. Bob Greco then spoke to the issue of considering accessibility to the upper floor of the Community Center. The 3-floor elevator concept that consumes the office and half of the Malvern Room above would cost about \$175,000. A 2-floor, enclosed lift concept has been proposed that would only utilize a small portion of the Billiards and Malvern rooms for probably less than a third of the cost of the 3-floor elevator. A third option is a ramp from the front of the CC into the upper level. The Board will ask architect Tom Daley to look at the alternatives and provide professional advice on the best approach.

Ed McFalls reported that Uhler & Associates continues its survey work of the storm water management facilities, albeit somewhat hindered by the winter weather conditions. He also has been advised by Rick Smith of East Goshen Township that they do not have a record that the shallow pond in the woods between Kennett and Lincoln is a necessary storm water management facility, and therefore consideration can be given to breaching the state regulated dam that creates the pond to allow a restoration of the natural stream channel.

Priscilla Burt reviewed the various documents that had been submitted by the Sullivan House Committee for the BOD's consideration. Alternative approaches for the proposed surveillance system were discussed and Bob Greco will share with the Committee the Wood Shop approach. The Board provided feedback to a proposed article for the Digest thinking it needed to focus more on future efforts rather than past considerations and already reported accomplishments. Ed advised that the L&I reviewer had sent the variance application back with a request for a plan of the full first floor of the House. He contacted Mark Gordon at the Township who advised such a step could not be avoided by an "historical designation" of the house. The Board reiterated its opposition to any consideration of such a designation from the Township.

In other business, the BOD:

- Discussed a resident's contact with the township and subsequent conversation with the managing agent about winter treatment of walking trails and re-iterated the long-standing policy that the MA cannot reasonably clear and treat trails in winter weather
- Noted receipt of a building permit from the township for the recently ordered replacement oval signs, and approved the planned addition of having new, powdered coated aluminum structural backing fabricated to make the signage more maintenance free;
- Discussed the apparent inconsistencies and confusion being created by Comcast's change in billing arrangements that was initiated in November and the mixed messages being conveyed back to the managing agent by various officials at Comcast;
- Reviewed a packet of previously adopted Board Policies dating back to 2005 and committed to thoroughly reviewing and consolidating those policies which still seem applicable and appropriate for the purposes of educating and informing future MA members on standard practices; and
- Discussed on old business item of studying alternatives for replacing the wood shingle roofs on the masonry walls in the older portions of the community.

The monthly FYI reports were reviewed and discussed.

The meeting adjourned at 4:50 pm.

Respectfully Submitted  
Ed McFalls