

# ***Hershey's Mill Homeowners Association***

**1389 East Boot Road \* West Chester, Pennsylvania 19380 – 5988**

**(610) 436-8900 Telephone**

**(610) 436-5162 Facsimile**

## **DRAFT – FINAL MA APPROVAL PENDING**

**Minutes of the Monthly Master Association Meeting**

**February 5, 2015**

Attendees: P. Termine (A); J. Ford (B); K. Fleming (C); P. Burt (D); L. Chessock (E); J. Keeley (F); Ron Rasmussen (H/L/N); B. Mackleer (I); D. Fell (J); R. Herschel (K); A. Ruth (M); B. Grace (O); E. Laufenberg (P); J. Bové (Q); C. O’Fria (S); P. Erickson (T); B. Greco (U); David Green (V); B. Cotner (W); G. Earle (Y); T. Sikorski; (Z) and E. McFalls.

Before the start of the meeting, Joe Bové distributed by village the new-resident surveys that the Marketing Committee distributes each year to survey recently new residents to find out what brought them to Hershey’s Mill. Joe described how some villages get their residents to fill out the questionnaires. He asked all presidents to get as many responses as soon as possible.

President Bob Greco called the meeting to order at 3:00 PM. He asked new members and alternates to introduce themselves. The minutes of the January 8, 2015 Master Association meeting were approved as submitted.

Boyd Mackleer reported on the Pool House Design Committee (Carol Campanelli, Karin Fleming, George Earle, Boyd Mackleer and Ed McFalls) and its activities thus far. The committee met and toured the facility and provided feedback to the architect. At least 2 major concepts will be drafted along with some variations. The committee meets again on Wednesday, February 18<sup>th</sup>. Several suggestions to consider were offered including having a generator at the facility for medical emergencies during a power outage.

Ed McFalls reported that the civil engineering study is underway with field work completed and a final plan should be ready in a few weeks for use in all future studies in the amenity complex. On the elevator study for the CC, an internal figure from BerksRidge is higher than anticipated. Bob Greco reviewed a couple of alternatives to an elevator including a ramp from the lobby to the second floor through the closet adjacent to the Malvern Room. He also reviewed the possibility of an elevator within the backstairs case that would only access the two levels. Members asked questions about need and how many might use such an elevator. It was pointed out that we do not know how many would use it because its not there today, but there simply are mobility challenged residents who may want to access the upper floor. A motion to explore the other alternatives while we await a final proposal on the elevator was made, seconded and carried unanimously.

Priscilla Burt reported on the activities of the Sullivan House Committee noting that an application for a variance has been submitted to PA’s Dept of Labor & Industry to allow the raising of the floor in the first floor powder room without then having to meet all accessibility standards. The agency has 60 days to respond.

Uhler & Associates have been through a number of the villages in the western side of the community performing the GIS location service of all the stormwater management facilities. Once this phase is completed throughout the community, they will embark on an assessment program that will provide details on facilities' sizes, materials and specific condition. This will allow villages and/or Master Association to begin considering reserve needs for long term care and maintenance of these important facilities.

Boyd discussed with Janet Emanuel the pot hole situation on Green Hill Road. It is a state road, and the number to contact Penndot to request repairs is 484-340-3200 – prompt #6 will get each caller to a live person who will ask the location of the pot hole(s) needing repair. A comment was made that recent repairs had, in some cases, made matters worse.

A member asked if the MA could negotiate a deal with any one of the area fitness centers for a HM group discount. Priscilla reported that Chris Gallagher had made an exhaustive effort to negotiate such an arrangement, but found the facilities' operators were generally pleased with the number of memberships already from the HM community. Another question was raised about the walking trail study of the area between the East Gate and Inverness Village. Ed reported that the engineer has accomplished some field measurements, but had yet to make a recommendation on the best approach to this area.

There being no additional business the meeting was adjourned at 3:40 pm. The next meeting will be conducted on Thursday, March 5, 2015 at 3:00 pm in the Ardmore Room of the CC.

Respectfully Submitted,

Ed McFalls  
Secretary Pro Tem