

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
May 28, 2015

The Board of Directors met at the administration office in the shopping center. Attending were Board members Bob Greco, Priscilla Burt, 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.

Boyd Mackleer discussed the Pool House Design Committee meeting from May 13th and shared the two design options (A & B) that were presented. Option A is the flipped design and Option B is generally in the current configuration. The Committee unanimously recommends that the MA authorize Tom Daley to proceed with the balance of the architectural process for Option A. Boyd reviewed this recommendation with the Finance Committee the previous day (May 27th), and the FC endorsed the PH Design Committee's recommendation. After some further discussion, the BOD voted to recommend Option A to the MA as well.

Ed McFalls then reviewed his contacts with East Goshen Township officials about the proposed walking trail from the East Gate to the Ashton/Brighton border. The Township staff prefers the installation of standard paving with the required drainage pipe draining to a water garden rather than the porous paving concept. Hershey's Mill Landscape and its subcontractors have indicated that the pricing of standard specification would not be materially different from that of the porous paving concept. The Board directed Ed to have EB Walsh prepare the plan using a standard paving specification.

Options for improving access to the upper level of the Community Center were discussed. The various possibilities with estimated costs are:

Exterior – uncovered ramp in front of bldg	\$ 35,000
Interior 2 floor lift – billiards room to Malvern room	\$ 55,000
2 floor elevator built on outside by lower entrance	\$ 85,000
Covered/conditioned space ramp built into bldg from Lobby to upper level	\$110,000
3 stop/entrance on 2 sides elevator from office area to Malvern room (quote from Berks Ridge)	\$175,000

The Board will ask the architect for a cost to prepare a plan for designing and bidding an enclosed ramp properly incorporated into the building that will provide access to the upper level Ardmore and Malvern rooms from the Main Room level without diminishing the useful space of the existing meeting or office areas.

The Board reviewed the report from the Sullivan House Committee. Judy Molt is now the chairperson. Beginning June 1st, the front door will be unlocked from about 8:00 am to 9:00 pm to allow residents access to casually enjoy the House. Security cameras have been installed. The Board expressed appreciation for the Committee's good efforts to improve the availability and promote the usefulness of the Sullivan House.

In other business, the BOD:

- Reviewed sketches for minor paving repairs at Wood Shop and Main Gate parking area;
- Heard update on Uhler Associates mapping/assessment of stormwater management project;
- Authorized the renewal of the staff health insurance plan with an 8% increase in cost;
- Expressed appreciation for the new signs at the entrances, and discussed the need to now address some of the internal directional signs;
- Authorized a \$500 contribution to East Goshen Township's Community Day event which is scheduled for June 27th; and
- Appointed Nominating Committee and authorized managing agent to send out Candidate Information Forms to village presidents for Board election in July.

The monthly FYI reports were reviewed and discussed.

The meeting adjourned at 4:00 pm.

Respectfully Submitted

Ed McFalls