

Hershey's Mill Homeowners Association

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DRAFT – FINAL MA APPROVAL PENDING

Minutes of the Monthly Master Association Meeting

May 7, 2015

Attendees: P. Termine (A); B. Mangos (B); Jeanne Overton (C); P. Burt (D); J. Jorda (E); J. Keeley (F); K. Grentz (G); B. Bruce (H/L/N); B. Mackleer (I); D. Fell (J); R. Herschel (K); A. Ruth (M); B. Grace (O); E. Laufenberg (P); Gay Barry (Q); J. Bellas (R); G. Gannon (S); P. Erickson (T); B. Greco (U); F. Simone (V); B. Cotner (W); 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. The minutes of the April 2, 2015 Master Association meeting were approved as submitted.

Bob Greco introduced Tom Daley, a principal with Daley & Jalboot Architects who has been working with the Pool House Design Committee to develop options for fully renovating the pool house structure. Tom then presented two sketch Options: A – the so-called “flipped version” that develops a Common Room where the shower rooms are presently located and shows shower rooms in the wing currently occupied by the Mermaid Cove; and B – a redesigned version generally in keeping with the present configuration. Both Options include a slightly expanded area to the south of the present Women’s shower room for a Guard Office, and either pool storage or Common Room vestibule depending on which option is selected. In both Options, the Common Room, Kitchen and powder rooms would be heated and cooled for year round utilization. Boyd Mackleer, as chair of the Pool House Design Committee provided the Committee’s perspective that the community is investing in a 12 months a year facility and that the Committee favors Option A because the Common Room’s proximity to the parking lot and a drop off area near the entrance. Final determination will be influenced, though not necessarily driven by, the relative cost of the two Options. It was emphasized that packages with cost estimates would be available in advance of the next meeting.

Bob Greco reported that the Board had recently authorized Tom Daley to provide an architectural drawing of the first floor of the Sullivan House which is required by PA’s Dept of L&I to support the application to allow the raising of the floor in the first floor powder room.

Ed McFalls discussed the proposal from HM Landscape and its sub-contractors to accomplish tree removal, grading, base development and paving of a new walking path from the East Gate to beyond Inverness via the eastern (Rt 352) side of Chandler Drive up to the Inverness sign, then crossing Chandler to the Brighton side for the short extension to the cart path between the 14th and 15th holes of the golf course. Motion made, seconded and unanimously passed to engage E.B. Walsh to provide the plan necessary for submission to East Goshen Township.

Ed also reported that Uhler & Associates has completed its location effort of stormwater management facilities – there are over 1100 inlets within the community – and are now pursuing the condition assessment study.

The Marketing Committee conducted its spring Open Community Day this past Sunday, May 3rd. Jack Keeley reported that there were over 50 cars logged in by Security. About 30 people signed in at the Community Center. Barb Mangos commented that a number of the visitors seem very ready to purchase a home in the next year or so.

The Green Hill Sewer Association recently completed its full renovation of the first Cell of the treatment system across from the golf club. This major effort involved dewatering the cell, removing and trucking out the sludge from the bottom, installation of a new liner over the old and replacement of all the Lasaire lines which pump the air into the effluent in the cells and helps expedite the treatment process. The work was done about a month later than desirable because of late winter snow and cold temperatures.

A question was raised about the issue of walking on the Golf Course. The Country Club Lease Agreement indicates that the course is part of the open space of Hershey's Mill and therefore available for walking, bird watching, etc., but also states these activities should not interfere with play. The Club has always maintained that people's safety is the utmost priority and therefore no one should walk along the course or on the cart paths during hours of play.

It was announced that a Community Maintenance chair meeting would be conducted on Tuesday May 12th at 1:00 p.m. in Ardmore Room of the CC.

There being no additional business the meeting was adjourned at 4:15 pm. The next meeting will be conducted on Thursday, June 4, 2015 at 3:00 pm in the Ardmore Room of the CC.

Respectfully Submitted,

Ed McFalls
Secretary Pro Tem