

Hershey's Mill Homeowners Association

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DRAFT – FINAL MA APPROVAL PENDING

Minutes of the Monthly Master Association Meeting

January 7, 2016

Attendees: P. Termine (A); B. Mangos (B); K. Fleming (C); P. Burt (D); L. Chessock (E); J. Keeley (F); K. Grentz (G); R. Rasmussen (H/L/N); B. Mackleer (I); D. Fell (J); R. Herschel (K); A. Ruth (M); J. Ready (O); N. Ricker (P); J. Bové (Q); J. Bellas (R); B. Mertz (T); B. Greco (U); F. Simone (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. The minutes of the November 5, 2015 Master Association meeting were approved as submitted.

Ed McFalls reviewed the conversations conducted with Sunoco Logistics in its seeking to obtain an easement from the HM HOA in the triangular corner of Open Space just south of the shopping center adjacent to Quaker Village. The updated offer of \$26,000 was subsequently revised to \$57,000 to compensate for the trees that have been assessed and valued. However, we have recently provided Sunoco Logistics with information about the masonry wall and wood fence that will be impacted by the pipeline effort, so a further increase in the amount is anticipated.

Bob Greco reported that the raising of the powder room floor on the first floor of the Sullivan House will be accomplished during the month of February.

Ed then reported on the conference call the BOD conducted with Alan Uhler of Kerry Uhler Associates during their December meeting. Mr. Uhler shared maps and pictures of examples of issues that exist throughout the stormwater management system. He indicated that the overall system was in decent condition, but that there are a number of facilities, particularly in the older villages that should be addressed in the next couple of years. Maps and reports will be made available for each village by late spring.

Boyd Mackleer reported on the November and December meetings of the Pool House Design Committee, which will now be known Recreation Center Design Committee. There will be a room with a capacity of 50 persons around round tables that will be available to groups within the community throughout the year. The committee will meet later in January and present a status report to the Master Association at its February meeting. Joe Bové commented on a meeting with the HM Sports Group and their efforts to develop a new (second) five year plan for future improvements around the recreational areas.

Ed reported on the negotiations using the buying power of the HM HOA, plus GHSA, HMGC and the Shopping Center to obtain a lower rate with a new energy supplier that will result in a lower energy rate for all those entities. The new two year agreement will take effect after the expiration of the existing agreement in June of this year.

The issue involving unpaid RE Tax liens on a small parcel of Open Space known as Quaker II across from lower Robynwood Village appears to have been resolved by the taxing authorities all agreeing to “exonerate” the liens for the parcel.

The Green Hill Sewer Association has nominated three incumbent directors – Jim Tallman (Franklin), Carl O’Fria (Springton) and Bob Zink (Glenwood) – for new three-year terms on the GHSA Board. On motion made and second, these gentlemen were unanimously re-elected.

Bob Bronner reported for the Finance Committee that there were 85 sales in 2015 for which the MA has (or will) collect the \$1695 Capital Improvement Fee. The CIF floats with the MA monthly assessment, so the CIF for 2016 will be \$1,707.60.

There being no additional business the meeting was adjourned at 3:45 pm. The next meeting will be conducted on Thursday, February 4, 2016 at 3:00 pm in the Ardmore Room of the CC.

Respectfully Submitted,

Ed McFalls
Secretary Pro Tem