

Hershey's Mill Homeowners Association

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DRAFT – FINAL MA APPROVAL PENDING

Minutes of the Monthly Master Association Meeting

February 4, 2016

Attendees: P. Termine (A); J. Ford (B); K. Fleming (C); P. Burt (D); L. Chessock (E); J. Keeley (F); K. Greutz (G); R. Rasmussen (H/L/N); B. Mackleer (I); D. Fell (J); R. Herschel (K); B. Grace (O); N. Ricker (P); J. Bové (Q); J. Bellas (R); J. Lutley (S); B. Mertz (T); B. Greco (U); F. Simone (V); B. Cotner (W); G. Earle (Y); T. Sikorski; (Z) and E. McFalls. Also in attendance was Bob Zink from Glenwood.

President Bob Greco called the meeting to order at 3:00 PM. The minutes of the January 7, 2016 Master Association meeting were approved as submitted.

Bob introduced Tom Daley of Daley & Jalboot Architects who then made a presentation regarding the planning process, plans, specs and estimated costs for the fully renovated and year-round Recreation Center which is proposed to take the place of the previously seasonal pool house. Tom reviewed modest modifications to the site, the new layout of the building, the small addition of a vestibule and guard office close to the pool and the addition of an outdoor shower. The entrance for non-pool related activities will be through the vestibule which is outside the pool fence. There is a small, serving kitchen adjacent to the Common Room which accommodates 50 people around tables. The building is fully ADA compliant. Tom showed a rendering and discussed the scope of taking the building down to studs and trusses, but essentially replacing everything else (roof, siding, adding insulation, new electric service, interior finishes, etc.) The plan is to provide HVAC to the whole facility, but the locker room side would be just controlled to avoid freezing (not maintained at room temps through the winter). Tom then reviewed the current estimate totaling \$811,556, but it is intended that the project will be competitively bid. We could save about \$45,000 by not providing HVAC to the locker room wing, but the Committee felt this would be a wise investment in the long term.

Members then raised a number of questions about Common Room access and interaction with pool functions, added operating costs for a year round facility, relative size of Common Room compared to CC spaces, considering geo-thermal system, improvements to the functionality of the pool operation, if the locker rooms were adequate, will there be an audio visual system, and should there be security cameras.

Tom Daley reviewed the schedule for bidding, obtaining a building permit, preparing shop drawings with contractor and executing the project. After discussion, on motion made and seconded to move forward with the project in accordance with the information presented, the members present voted unanimously to approve the project.

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 attorney hired by the MA has provided input to the legal language and association protections. Sunoco is anxious to wrap up the needed easements and believes that the discussions are proceeding toward satisfactory conclusion.

George Earle reported on several matters relating to the Sullivan House. Work has started on raising the powder room floor – it is progressing well. The Committee selected a centralized internet-based thermostat control system that will improve the HVAC operations in the building. Priscilla Burt passed around some note cards the FoSH group has produce with beautiful pictures that are available for sale for \$15 per pack as a fundraiser for the House. The Committee has also selected new patio furniture that will be paid through cost sharing between SH Committee and the MA.

Ed then reported that Alan Uhler of Kerry Uhler Associates is in the process of preparing reports for each village to document the condition of the storm water management facilities within each village. The Board has authorized acquisition of a dedicated desktop computer for the management office to operate software that will allow full use and functionality of Uhler study information. A question about who will be responsible for necessary repairs and upgrades where identified was answered that responsibility is currently defined as outlined in the Master Declaration based upon the Transition Agreement. However, it is understood that reviewing the information from the Uhler reports will lead to a broad discussion on this topic.

Ed confirmed that he had received final notice that all taxing authorities had exonerated the unpaid RE Tax liens on a small parcel of Open Space known as Quaker II across from lower Robynwood Village. Also, the MA Audit for 2014 has been completed and accepted, and the managing agent was asked to send electronic copies to all presidents.

Under Old Business, a question was raised about the possibility of fountain in the pond at the southern intersection of Mill Road and Chandler Drive. John Lutley, president of Springton Village is working to raise commitments for contributions to make that a possibility. Another question was raised about an electronic system to catch people going through STOP signs. The managing agent reported that such systems are rather expensive and then there is the question of how are the MA is willing to go in instituting fines and penalties for failure to observe safety regulations. A final question was raised about the accessibility options for the upper level of the CC. The Finance Committee and Board share a consensus that the MA should wait for the construction of the all season Rec Center and gauge the impact of the availability of the accessible Common Room before giving further consideration to one of several options for improving accessibility at the CC.

Under New Business, Priscilla Burt raised the issue of the Hershey's Mill Dam across from the Main Gate. She discussed conversations with Neil Dereimer who lives in the Mill House. He is re-engaged in the fund raising for restoring the dam so there can be a water fall.

There being no additional business the meeting was adjourned at 4:30 pm. The next meeting will be conducted on Thursday, March 3, 2016 at 3:00 pm in the Ardmore Room of the CC.

Respectfully Submitted,

Ed McFalls
Secretary Pro Tem