

***Board of Directors***  
***of the***  
***Hershey's Mill Homeowners Association***  
**1389 East Boot Road \* West Chester, Pennsylvania 19380 - 5988**  
**Minutes of Meeting**  
**February 25, 2016**

The Board of Directors met at the administration office in the shopping center. Attending were Board members Bob Greco, Joe Bové, Priscilla Burt and Rick Herschel. Absent and excused was Boyd Mackleer. Also present was Managing Agent Ed McFalls. The meeting was called to order at 2:00 pm by the President, Bob Greco.

East Goshen Township Supervisor Marty Shane and Manager Rick Smith attended the first part of the meeting to discuss an access situation involving Hershey's Mill neighbors on Cornwallis Drive. Cornwallis Drive is a single access cul-de-sac off of Rt. 352 with about 64 homes. East Goshen officials would like to build an "emergency only" access driveway (not street) with a locked gate on both sides that would be opened – only in the event that some accident, fire or other problem was blocking the access to Cornwallis from 352, emergency vehicles would then be able to unlock the gates and provide service on Cornwallis. There was a discussion of numerous issues surrounding this possibility. Mr. Smith was invited to address the members of the Master Association on the topic at their next meeting.

Joe Bové and Ed McFalls, who had attended a meeting at East Goshen on Tuesday involving Sunoco Logistics personnel, reviewed the status of discussions with Percheron, LLC regarding the Sunoco Logistics Mariner East 2 project. Percheron sent revised documents to attorney Bob Willson on Tuesday. There are still some significant issues to work through before easements can be resolved.

The Board then reviewed the status of various Vision Quest projects. After the authorization from the MA members at their February 4<sup>th</sup> meeting, the architects have been working on the construction document phase for the Recreation Center to replace the existing Pool House. The architects anticipate sending the bid packages out to a number of contractors on or about April 1<sup>st</sup> with a goal of getting bids back by the end of April. Negotiations will then be conducted with the lower bidders to present a final proposal to the MA members – hopefully by the June meeting.

Priscilla Burt presented a report from the Sullivan House Committee. The project to raise the powder room floor is essentially finished. The house will need a thorough cleaning which the Committee is negotiating. New HVAC controls were installed this week to provide better, more efficient control of both heating and cooling systems.

The Board reviewed a memo and questionnaire from the Insurance Committee seeking information on HM villages' capital maintenance projects to help convince insurance underwriters about how well the villages at HM are managed and maintained. The managing agent was directed to forward the forms to all HM village presidents.

In other business, the BOD:

- Discussed and approved the proposal from Toth Bros. Excavating to secure the necessary permits and accomplish the desired breach of Dam #2 – an earthen dam on the creek between Kennett and Lincoln;
- Discussed some of the facets of the 5 year plan proposal from the HM Sports Group, but noted that the MA needs to complete the new Rec Center before making any further commitments regarding space or available monies associated with the recreation area;
- Discussed some possibilities to foster HMSG activities in the interim before the availability of the Rec Center;
- Named Rick Herschel and Priscilla Burt to the 2016 Nominating Committee with another member to be named over the next month;
- Reviewed the first village storm water management facility condition report (for Quaker) to understand the information that will become available to all villages in the next two months and discussed the extensive information that will need to be generated before MA members can consider the issue of ultimate responsibility for all HM storm water management facilities;
- Discussed issues associated with the 2018 expiration of the current Comcast Cable agreement and charged Rick Herschel to work on building a telecommunications committee to begin work on identifying and studying the many complex issues related to negotiation of the future agreement.

The monthly FYI reports were reviewed and discussed.  
The meeting adjourned at 5:00 pm.

Respectfully Submitted  
Ed McFalls